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THE CITY and COUNTREY PURCHASER AND BUILDER.

wing
- The Value of any Ground lying in the Ruines of the City of *London*.
- An Exact Computation of the Charge of Building, according to Act of Parliament, in any place thereof.
- Platforms for all sorts of Edifices.
- Inspections into Materials, and all Artificers incident thereunto.
- Rules to determine all Differences between Landlord and Tenant.

Whereunto is added,

The Art of Surveying.
The Value of all Lands in *England*; All Mines, Leases, &c. and useful Tables thereunto.
A most Easie Method to measure any *Superficies*, and *Solids*.

By *S. P.* Gent.

blished by Order of the Judges appointed by the late Act of Parliament to decide Differences.

d by *Tho. Rookes* at the *Lamb* and *Ink-bottle* in e second Yard in *Gresham-Colledge*, leading into the *Exchange* from *Bishopsgate-street*, and *John Wright* at the Globe in *Little Britain*. 1668.


Coll. Gonv. et Caius

TO THE
RIGHT HONORABLE,
Sir *Oralndo Bridgman*, Knight
and Baronet, Lord Keeper of His Majesties Great Seal of *England*, and Lord Chief Justice of His Majesties Court of *Common Pleas*.

Sir *John Keyling* Knight,
Lord Chief Justice of *England*.

Sir *Matthew Hales* Knight,
Lord Chief Baron of His Majesties Exchequer;

And to the rest of the Justices and Barons appointed by
ACT of PARLIAMENT
For Determination
Of Differences touching Houses burnt down, or demolished by reason of the late Fire in *LONDON*.

May it please your Honors,

THe *truely merited Reputation by your Honors equal ballancing the Scales of Justice, hath, and is the daily cause of so many Petitioners to you for the*

same, especially in the late wisely-erected Court of Judicature, wherein your Honors by your quick and delighted equitable dispatch of such Differences as have come before you, hath sufficiently testified your undoubted Loyalty to our Sovereign Lord the KING, *and Amity to his People, and the Encouragement of such things which doth in any wise tend to his honor, and their welfare. Some noble Citizens having scarcely recovered their Fiery Consumption, have seem'd more concern'd for your Honors trouble and loss of time in Regulating their Differences, than at their own Losses; wishing they might have any Rule thereby to decide the same, so that they might not be constrained to trouble You, who think it no trouble to do good: I conceiving there might be some Rule prescribed, whereby many of their Differences as to point of Interest might be determined by themselves, and a Direction shewed how to Compute the Charge of any City Building, did forthwith consult with some better approved Judgements than my own about the same; who did agree that such a thing being done, would much encourage the City Builders, and tend to the speedy Rebuilding the same; but moving them to be the Authours of this intended good Work, assuring them of my mean Assistance in furtherance of the same: Which not succeeding*

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according to my desire, and having, as I humbly conceive, some knowledg in this kinde, which I apprehended in this conjuncture and exegence of time, to be very beneficial to be communicated to my Nativ Countrey, and this desolate City, did not think fit at such a time wholly to suppress the same.

To present to your Honors a thing of so mean worth, is an act (I confess) of great presumption, yet in regard Books which do but pretend usefulness to the Publique, have ordinarily addressed themselves to the Patronage of Wise and Learned Persons, I want not presidents for such a boldness; and being conscious to my self of no worse aim in the publishing of this Work, than the good of my Countrey, I have this presumption, besides my other, that I shall not incur your Honors displeasure.

Your Honors most humbly

devoted Servant,

Stephen Primatt.

THE PREFACE TO THE READER.

HAving had ſome ſpare time in a long Vacation, I thought I could not employ it better than in doing ſomething which might tend to the forwarding the City Building, (being the Metropolitan of this Nation, and ſo reputed before *Julius Cæſar*'s time; the Glory of the major part of which is now, Phænix-like, buried in its own aſhes) to do which, I firſt conſulted the Inclination of my Countrey-men, the Noble ſuffering Citizens and Bees of this Nation, who I found (as they were ever famous for promoting ſuch things which were for the publique Honor and Good) very willing and deſirous to build: but ſome of them were impeded by certain Differences ariſing amongſt them, as to their reſpective Intereſts in the Ground, and late Houſes; others through their unskilfulneſs in building were not leſs indiſpoſed to it, for that

that many of them are compelled to truſt to the Conſcience and Fidelity of Workmen and Surveyors, who have been obſerved to make Harveſt in the City Ruines, and combine together to take exceſſive Rates for their works, which hath diſ-encouraged many of them. As to the former of theſe, there is preſcribed certain Rules and Tables, whereby the Proprietors may decide their Differences, as to point of Intereſt, by themſelves, without troubling the moſt Honorable Court of Judicature, and Directions ſhewed how to Value any Ground in the City. As to the other, there is an Inſpection made into the Artificers Trades employed in Building, therein unfolding the ſeveral Rates and Priſes of ſeveral ſorts of Work, and after what manner they make their Bargains, and agree for performing the ſame; then have computed the Charge of ſeveral Houſes, for ſeveral Dimenſions, Materials being at certain Rates there propoſed.

In the firſt Part, there is a Treatiſe of Purchaſing Lands and Houſes, and other things in *England*, which I thought neceſſary, for that ſome men ſell their Lands and other things, to the intent to beſtow their Money in Building. And that nothing might be wanting wherein my ſmall

time and experience could inform you, I have concluded with Surveying and Measuring *Superficies* and *Solids*, as a neceſſary thing to be known to the Builder. If the Non-confident Author hath been any ways defective in attaining the end propoſed by him, he hopes at leaſt it may give occaſion to thoſe who are more Learned, to attempt ſomething in this kinde, which may encourage the Re-building this Famous City, wherein any Ingenious Undertaker ſhall not onely be accompanied with my well-wiſhes, but ſhall be aſſiſted by whatſoever is in the power of

S. P.

From my Chamber at
Cliffords-Inn *this*
14*th of* October,
1667.

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A *General Treatise how to Compute the Value of Lands in* England, *and what makes them of that Value; with Advice to a Purchaser, and Rules prescribed to Purchase.* Page 1

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The use of the six Tables. 18

A Table after the same form as the former, having after the rate of 6 per *Cent.* per Annum. 19

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THE CITY and COUNTRY Purchaſer and Builder.

The Firſt Book.

A General Treatiſe how to compute the value of Lands in England, *and what makes them of that value: with advice to a Purchaſer, and Rules preſcribed to purchaſe.*

IT is not my intended purpoſe to make any long Treatiſe on this point, only ſo much as may ſomewhat conduce to the information of the Purchaſer and Seller of Lands or Houſes, as to their reſpective values, and what makes them of that value in any part of *England*, the Purchaſer being ſometimes overreached by the Seller. And the Seller ſometimes ſelling his Lands or Houſes for leſs than they are worth, both which proceed either for want of Reaſon and Judgment to know the nature of the thing, or for want of skill in Arithmetick to find out the true value. Of both which in the enſuing Diſcourſe I ſhall give you ſome account. And ſhall therefore commend to you theſe few obſervations following, to which the Ingenious Readers Judgment may make a great addition.

First, to consider the quantity and quality of the thing you are about to Purchase, and what casualties it may in probability be subject unto: As if it be Land that is near the Sea-Coasts, or any great River, the Banks may be subject either to be beaten down by the ebbing and flowing of the Sea, or to be overflowed; which banks may require great cost in repairing, and the Lands more in draining; Lands being often after such overflows of little or no use for three or four years together, there coming in with such overflows very great quantities of Sand: But Lands lying near great Rivers, are not altogether so very perillous; but that sometimes it tends to the Owners and Purchasers profit to have their Meadows overflowed. Another casualty is that of poor Tenants, not able to pay their Rents, who are disabled sometimes by a Season that is too sicced or dry; or a Season that is too moist, so that the earth is not of that due temperature of heat, and moisture as to produce its wonted increase; and at other times when there is a good increase, they bear little or no price at the Market. Another casualty or accident is that of Fire, which comes by lightning or through negligence of neighbours or servants which many times consumes a Farmers house, Corn and Barns, and doth undoe him; all which are damages that many times light very hard on the Landlords.

Secondly, to consider if there be any Edifices, as Houses, Barns, Stables, and such like upon the same, and whether they be in good and sufficient repair, or well Thatched or tyled; and if not, what will repair them?

Note, *That Farm-Houses, and Barns upon Lands generally in* England, *are of little or no value, and are not*

not uſually valued in the purchaſe, but are caſt in with the Lands to the Purchaſe, Except it be of decent Houſes made for the dwelling of Gentry or Citizens of accompt within twenty miles of London, *and of other houſes which are ſcituate in ſome principal Cities, and Market-Towns of Trade, and ſuch which are not peculiar for a Farmers family and uſe.*

Thirdly, conſider whether the Land be Barren or not, whether it be occaſioned by the heat or conſtitution of the Climate, ſcituation on a hill, or in a dale, or what the mould or earth is under the ſuperficies thereof; as if it be a clay, whether it be more ſubject to be dry or moiſt, or whether in a *medium*, which is very good ground for Graſs or Beans, and other things which are of a groſs and rank nature and quality: or if it be upon an indifferent dry clay, having a convenient degree of moiſture; Then it may be good for moſt ſorts of Corn; or if it be on a moiſt, with ſome degree of drought, then for Meadow or Paſture; if it be on a rock that is near the ſurface, then it is very often Barren, and good for little or nothing; but to feed ſheep and ſuch like uſes. The beſt ſort of ground for moſt uſes, is a well tempered clay or earth about two yards thick, under which there may be gravel, chalk, mart, or red earth, with divers others too long here to make mention of. Barrenneſs doth not not altogether proceed immediately from theſe cauſes, but ſomtimes from hidden cauſes in the bowels of the earth, as the Sulphurious ſteams which ariſe out of the pores of the earth, and dryes up the root; ſo that it becomes barren: Theſe fumes proceed either from Mines of Coal, pipes or rakes of Tin, or Lead Oare, Mines of brimſtone, iron, ſtone, or lime ſtone, and ſuch like: I do not ſet theſe down as general

rules for barrenneſs, there being ground under which all theſe are, which is fertile; as under Coal-mines which are covered with a ſhell of ſtone about a fathom or more thick; This ſtone doth ſo depreſs the fumes where the ſame is, as that in many places there is very good ground where Coal-mines are, ſo that I refer it to the Sellers or Purchaſers judgments, what may be the cauſe of their grounds barrenneſs. Only this I would have the Purchaſer to make inquiry whether the ſame hath not been made barren by reaſon of too much ploughing, and the heart of the ground worn out by that means; and if he find that it be, then not to value it at the rate it formerly yeilded; or if he do, to make deduction of the coſt in manuring the ſame.

Fourthly, to conſider whether the Lands to be purchaſed be incloſed. Incloſed Lands in many places doth yeild half as much, or as much more, as Lands in common fields, and if they be incloſed, whether the incloſures be decay'd for want of good Husbandry, and if they be, to deduct the charge of repairing them: and to conſider what quantity of Trees be in the incloſures? whether the ſame be Timber Trees or not? and what value they might yeild if they were to be fell'd? And if there be any wood ground, what quantity of Acres, and the quality of it? whether the ſame be Copies, Underwoods, or Timber trees?

Fifthly, to conſider if there be any veins or ſeams of Coal in the bowels of the earth, and if there be, whether valuable or not? many brave Colleries being worth little or nothing, either by reaſon there is no ſhell-ſtone for a roof to ſupport the ground, or by reaſon

reaſon of the great quantities of water which are uſually in the caverns of the earth, which are very chargeable in the dreining of them; ſo that many men by ſuch undertakings are often undone: And it may not be valuable upon another account, that is, if it be in a place where there is great plenty of Colleries, and although the ſame have a good roof ſtone and free from water, yet if it have not the conveniency to convey the ſame at a ſmall charge to ſome River to have the coals exported, they will not be worth the trouble and charge in obtaining them? or if there be any rakes or pipes of Lead or Tin Oar, which commonly lye in the caverns of the earth, in a Gelf open between two rocks, there being for the moſt part where there is Lead Oare above the ſame great quantities of Lime ſtone. Theſe Mines are very ſubject to have great quantities of water in them, but they for the moſt part lye in Mountainous hills; ſo that in moſt places they have the conveniency of driving a drift or ſough, from the bottom of the hills to the ſole of the Rake; ſo that the water runs away from the Rake upon a deſcent. But the charge of driving ſuch Soughs or Trenches is very great, they being ſometimes forced to drive through divers hard rocks, ſo that the ſame at ſuch places is very chargeable, and coſts about forty or fifty ſhillings or more every fathom, being forced to mollifie the rock by fire; ſo that their Tools may make way through the ſame; and this many times they do for half a mile, or a mile together, or more or leſs, as it may require. And ſometimes after great expence and trouble, they miſs the rake or vein, which if they chance to light on, it doth often prove to be of little or no value, having but a ſmall body of Lead Oare. Theſe Mines likewiſe are very caſual, and many an ingenious man

often undone by the venturing his certainty, for the uncertainty of the ſame: Or if there be any Tin-mines or Quarries of Iron, Stone, Lime-ſtone, or Marl, or what ere it be that the earth doth produce, I refer it to the Purchaſers Judgment to ſet his valuation on the ſame: only this, that mines of what nature or kind ſoever in *England*, are for the moſt part very great caſualties, and the profit of them very uncertain.

Sixthly, to conſider if there be any ſmall or great Rivers, running through the ground, to be purchaſed; which if there be, let the purchaſer make diligent inquiry whether the ſame be of any conſiderable value as to the fiſhing thereof; or what other benefit may ariſe thereby? whether by overflowing the Meadows there adjoyning? or if there be Corn-Mills, Paper-Mills, Powder-Mills, Smelting-Mills, Fulling-Mills, Forges or Furnaces upon the ſame? And what the ſame be, that may produce profit? As ſuppoſe them to be Corn-Mills, Paper-Mills, or Powder-Mills, and ſuch like; you may conſider whether they be, not decayed for want of repairing? which if they be conſider what will be the charge of ſuch Repairs? or whether the ſame be in Leaſe? and whether the Miller is not bound thereby to repair the ſame at his own charge during the ſaid term, and to pay a certain rent for the ſame? which particular thing may make the ſame very valuable. The uſual bills brought in by Millers for their repairs, being ſometimes a moiety of the rent, or a very conſiderable part thereof. Mills being very ſubject (although made very ſtrong) to decay; or if there be any Smelting-Mills or Furnaces upon the ſame, you may in particular take theſe and ſuch like obſervations;

First,

Firſt, as to the Smelting-Mills, which is properly for refining Tin or Lead out of their particular Oares, you may inform your ſelf what quantities of woods there be about the ſame, there being very much conſumed by theſe Mills; another thing to be conſidered is, whether the works in Mines of Lead or Tin Oare, are like to be of any continuance, and not to be drownded or impeded by the great quantities of water, which uſually attend ſuch works: or whether the body of Oare in the Mines which doth imploy the Smelting-Mills be of any conſiderable wideneſs or length, and are not likely to be worn out or exhauſted ſuddenly. And to conſider the richneſs or poorneſs of the Mine, ſome Oare in time of peace yeilding Thirty ſix ſhillings, or Thirty ſeven ſhillings a Horſe load (which is nine diſhes, as they compute weighing about Four hundred and Fifty pound) when as other Lead Oare in other Mines, will yeild not above Thirty ſhillings, Five and twenty ſhillings, Twenty ſhillings, or it may be not above Eighteen ſhillings. All which are valuations as to the quality and quantity of Lead as they reſpectively yeild when they are ſmelted or caſt into Sowes or Pigs of Lead. As to furnaces and forges you may take theſe and ſuch like obſervations. As to furnaces which are properly for the ſmelting of Iron-ſtone, and making metal thereof, and ſometimes caſting the ſame into Iron Guns, Bullets, and Iron backs for Chimneys or ſuch like uſes, you may conſider what charge the digging or procuring of ſuch Stone may be; it being in moſt Countries where ſuch furnaces are very plentiful, and procured, and gotten out of the Earth for a very ſmall charge; for if it ſhould coſt much, the procuring, it would not be worth the obtaining, and to be at Fifteen hundred or Two thouſand pounds charge

in building ſuch Furnaces, laying their Hearths, and providing great ſtocks and quantities of Charcoal for the ſame. As to the Forges they being particular for the forming of Iron metal into bars of Iron; for conveniency of carriage, or into what other form they pleaſe, the force of the water lifting a great Hammer of about three hundred weight or more, which ſtrikes when they make uſe of the ſame upon an Anvil for that purpoſe; theſe likewiſe coſts great Sums of money the building and fitting, and they are at great charges daily for repairs, and conſume great quantities of charcoal.

There is another Mill imployed about Iron works which they term a Slitting-Mill, which is for the forming of Iron into ſome faſhion, as into Iron-rods, Nails, and ſuch like things for common and ordinary occaſions. In the Purchaſing or dealing for things of this nature, you muſt have a particular regard to what quantities of wood there be about your forges or furnaces, and to have a ſpecial care, leſt when you have the ſame you be not to ſeek for ſuch materials, and be forced to buy them at exceſſive dear rates; works of this kind conſume the greateſt part of the woods in the Countries where they be: And do require great ſtocks and a good ingenious contrivancer in the managing the ſame. It behooves the Purchaſer to conſider whether his mill be an under-ſhot-mill, which is the water driving the ſame under the wheel, or whether it be an over-ſhot-mill, which is the water brought to the top of the wheel, in landers or troughs which caſt the ſame into Buckers made in the wheel for the receipt of the ſame, the force and weight of which water drives the ſame; or whether the ſame be both, an under-ſhot and an over-ſhot-mill; or whether there be a continual current, ſo that the mill may

may be alwayes moving, if they pleaſe; or whether the water be kept up by Art, in ſlewces for the better managing that little water as they have, if the ſame be an over-ſhot-mill, it is many times very uncertain as to its water: but ſuppoſe it be certain, as to that it requires for the moſt part more money for the making of Dams and Landers for the conveying of the ſame upon the wheel, than the under-ſhot-mill doth, which for the moſt part runs at a greater certainty. I ſhall not need to give you any further account as to theſe mills, only that you may obſerve that there be a continual ſupply of water for the driving the ſame; and to conſider if the water you make uſe of do not come from any ſpring near the place, and whether the ſame be not uſually dry in the Summer, although you may have a good ſupply of water in the winter, the Springs in moſt places of *England* increaſe from the latter end of *September* until the latter end of *March*, and from thence they decreaſe, and become in many places either dry or very low.

Seventhly, to have regard to the ſcituation of the place, firſt, as to the Air (if the Purchaſer doth purchaſe the ſame for his own habitation, he may particularly take his obſervation as to the ſoil, whether the ſame be dry or moiſt unto the mould of the earth under the ſame? whether the ſame be well tempered clay or chalk, gravel, limeſtone, or a marle, or red earth, or barren Champion ground, from all which there doth proceed well tempered fumes, not at all repugnant to the conſtitution of moſt *Engliſh* mens bodies. The Air being particularly rarified and diverſified by the ſteams or breathings, which are exhaled from the pores of the earth, and the Air doth partake of the ſame; or whether the ſoil or mould be

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of a moiſt and rank quality, as it generally is near and upon all moors and marſh ground, as is obſerved to be in *Eſſex*, *Lincolnſhire*, *Kent*, *Suſſex*, and other places where there are ſuch grounds, and near the Sea coaſts, the Inhabitants are ſubject to have Agues, and other Diſtempers. If the Air doth ſo badly agree with the Inhabitants, how will it with ſuch as have been uſed to a more temperate and rarified Air. It hath been the obſervation of many Learned Phyſitians here in *England*, that the barrenneſt ſort of ground for the moſt part produces the beſt Air, as on *Banſted Downs*, *Hampſtead Heath*, *Salisbury Plain*, and divers other places of Champion ground in *England*, which are very famous for curious Air, and as infamous for their barrenneſs; and that meadows and marſh grounds, and ſuch like moiſt ground lying near the Sea-ſhore, and great Rivers are for the moſt part very unhealthful, and noxious to moſt mens bodies, and conſtitutions, there proceeding from them too moiſt and groſs vapours.

Secondly to the ſcituation, whether near a River running to the Sea, for the exportation of ſuch things as the Land doth produce, whether it be Corn, Wool, Lead, Iron, Tin, Coal, Mill-ſtones, Free-ſtone, Tyles, Bricks, Timber, or commodities of what kind ſoever. Many Countries produce more of many ſorts of commodities in one year, than they are able to conſume in ſeven; and if they ſhould want a conveniency of communicating the ſame to their Neighbours, they would be of little or no value to them; and not only ſo; but alſo to compute if the Lands or thing to be purchaſed be of any diſtance from ſuch Rivers, and what will be the charge of the carriage of ſuch Commodities to the ſame; and when they are there what will be the charges of carrying them in veſſels to the Sea;

Sea; and what will coſt for Shipping the ſame to the Port or uſual Market deſigned for ſuch commodities, and this done, then to compute (or firſt compute) what the commodities will coſt procuring or obtaining before they be fit for ſuch carriage or exportation, and then you will plainly ſee what price or rate you may give for the Land or thing to be purchaſed, and ſo be able to value the ſame? or whether the ſame be near any City, or Market Town? or in any principal Road to *London*, or any other remarkable place, ſo that the concourſe of people, do cauſe a Trade in the ſame, or whether there be plenty of ſuch commodities in or about the Land or thing to be purchaſed, which doth make the ſame commodities to be very plentiful thereabout; Plenty of commodities many times cauſes a ſcarcity of Chapmen in the Markets, and doth very much abate the price of commodities.

Eighthly, to make inquiry amongſt the neighbours and correſpondents of the ſeller of the Lands, as to his honeſty in his dealing with, and amongſt them; and whether he be not letigious and quarrelſome and ſubject to go to Law upon every nicety, and to take advantage of every caſualty and accident: Let the Purchaſer, if he find that he hath by any means contracted a bad name, inquire how he contracted the ſame, whether by defrauding, or intending to defraud any of them, or whether the ſame be contracted by matters of opinion in Religion. Many ignorant men being apt to raiſe diſputes of that which they are not of capacity to underſtand, and in their diſcourſe about the ſame, they ſeldome are bettered by it, or come to any concluſion, except it be that foul concluſion of hatred, and malice againſt each other: or whether the ſame be not occaſioned by ſome Tavern or Ale-

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houſe quarrel, which many times proceed from words miſplaced, or one idle account or other. Let the ingenious Purchaſer ſlight all ſuch petty exceptions as theſe: But if he find them to be, and proceed from a bad name otherwayes contracted, and doth reſolve notwithſtanding to go through with the Purchaſe, let him obſerve ſome rules hereafter mentioned. But if on the contrary, he hear an indifferent good Character of him, as to his honeſty and fair dealing, let it be ſomewhat of ſatisfaction to him, but not ſatisfactory; there many times lyes a fiſh in an unſuſpected hole, ſome men making it their endeavour to acquire a good repute, that when there doth a convenient opportunity of defrauding any man happen, they may do the ſame more plauſably and unſuſpected; ſuch men as theſe are many times great pretenders to Religion: Of ſuch perſons as theſe being the craftieſt and politiqueſt ſort of knaves (if there be any craft or policy in knavery) let the Purchaſer be very circumſpect. And into the nature and conſtitution of the man and of his temper, and take notice whether his words being connexed keep harmony; mens hearts and mouths tending two ſeveral wayes, doth oftentimes Jar, it being often obſerved, that lyers ought to have good memories; and inquire likewiſe the cauſe of his parting with ſuch eſtate; and obſerve that ſuch as you make inquiry, be not partial in their account to you, being obliged by ſome peculiar favour, or diſobliged by ſome diſcourteſie.

Ninthly, having taken all theſe obſervations, and ſuch others as to the Purchaſers judgment may be requiſite. Another thing moſt requiſite to be conſidered by him, is what Title the ſame be, whether Fee Simple, Copy-hold, or Leaſe-hold; whether for

for life or years, or what ſoe're it be, let the Purchaſer in this point take with him the advice of ſome able Councellor or Attorney, and not relye too much upon *Scrivener*'s Law, and their Books of Preſidents; although there may be many good things in the ſame, yet they, like bold Apothecaries that venture to adminiſter Phyſick without the Doctors advice and direction: although the Medicine may be very good in it ſelf; yet it may not be properly applyed to their Patients infirmities, who want skill to ſtate their diſeaſe, which being right ſtated, is half cured. Ignorant Scriveners make work for Lawyers, as the Apothecaries do for the Learned Phyſitians. Many Purchaſers being in this point penny wiſe, and pound fooliſh; who to ſave their money, go to unskilful perſons for advice, but oftentimes (though too late) they pay the Lawyer better in the concluſion in the Suits occaſioned by their Errors. Let the Purchaſer therefore take good advice at firſt, thereby to prevent leſt he too late repent.

Tenthly, let the ſeller be plain in his dealing, and diſcover the truth of his Title to the Purchaſer while the buſineſs is in action, and let him not reſerve from him any writing or evidence which may concern the Title of the thing to be Purchaſed; the reſerving of Evidences and other ſiniſter dealings, hath often created much trouble, not only to the Buyers and Sellers; but even to their poſterity.

A Particular computation of Lands; and how many years Purchaſe, and what may be given for Land in Fee Simple, for term of Life or Years, for Copyhold Eſtates, Advowſons appendant to Mannors, or in Groſs, Mines, Mills, with other things.

HAving given you ſome general rules to be obſerved in Buying and Selling of Lands, I ſhall proceed to ſpeak of Lands in particular. Firſt, as to Lands in Fee Simple, they being in many places, worth Twenty years Purchaſe, in others Nineteen, in others but Eighteen or Seventeen, or it may be not above Fifteen or Sixteen. Let the Purchaſer take notice that the rates allowed for money at Intereſt, is for the moſt part a rule for the valuation of any Purchaſe. And this not only ſo in *England*, but in moſt places of the World, as in *Holland*, *Venice*, and other places; their moiety yeilding not above three pounds in the hundred, makes them value their Lands at thirty five or thirty ſix years Purchaſe, and their Houſes at Twenty eight or Thirty years. It may be objected that this rule doth not in this particular hold true, for that Lands at the rate of Twenty years Purchaſe, doth yeild but five pound in the hundred, whereas money at Intereſt, yeilds ſix *per cent*; five *per cent* being an indifferent competency, conſidering the certainty of the ſame; and how uncertain money at Intereſt often proves by death of Sureties, loſs of Bonds, and ſometimes having to do with knaves, they produce forged releaſes. And that men are often put to trouble about the ſame, ſometimes being (through prudence) forced to call their money in, either

either upon the death or ſuppoſing failing of one or more of the Sureties; or for that they are not willing to be longer obliged, and ſo are willing to return the money, and divers other caſualties do attend the ſame.

There be many reaſons why Lands are better than money, although the ſame do yeild leſs at preſent, yet if the Purchaſer have an indifferent pennyworth, his Lands are oftentimes upon an improvement, it having been obſerved, that Lands let at old rents, are ſometimes improveable twenty in the hundred *per annum*, which very thing may make Lands more conſiderable at five younds *per cent*, than money at Intereſt at ſix. Another reaſon is, for that Lands by the courſe of the common Law of *England*, doth deſcend to the Heirs of the Poſſeſſor, it being many mens delight to have the ſame continue to their poſterity, and in their own names; whereas money goes to their Executors or Adminiſtrators, and is often imbezled by them, and turns to no ſuch account.

Lands in Fee ſimple in and about *London*, as in *Middleſex*, *Hertfordſhire*, in moſt places of *Surry*, *Kent*, *Eſſex* and *Suſſex*, *Buckinghamſhire*, and other places adjacent to *London*; and in other places of *England*, where they lye near any City or Market Town, or any River for the conveying of their commodities to proper Markets for the vending the ſame, are for the moſt part valuable at Twenty years Purchaſe, the reaſon being for that in ſuch places there be choice of Tenants, ſo that the Owner of the Land is for the moſt part at a certainty either for a good Tenant, or for a good Market for the Fruits thereof; or if the Owner have occaſion to borrow money on the ſame,

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it is ſoon inquired after, and he need not ſeek a Chapman for the ſame: Whereas ſome Lands in remote places, as in *Yorkſhire*, *Lincolnſhire*, in the Counties of *Norfolk*, and in *Suffolk*, and in many other places diſtant from Cities and Market Towns, and Rivers, are nothing near the value, and will not veild above Fifteen, Sixteen, or Seventeen years Purchaſe at the moſt, the cauſe being the ſcarcity of induſtrious and ſufficient Tenants, in ſuch places being but poor men for the moſt part; ſo that their neceſſity doth force them to accept of Farms upon Rack Rents, and more than they are worth, let the Landlords come by their Rents how they can; whereas Tenants that live near places of Trade, are many times more ſufficient and more induſtrious to improve the Landlords ground; ſo that they may honeſtly pay their Landlords their Rents, and are very wary and cautious in making their Bargains, and will not accept of any propoſitions, but ſuch as they may have ſome reaſonable profit for their induſtrious labour in culturing the ſame, and the enabling them to pay their Landlords Rent.

It will not be unneceſſary to ſet ſome valuation on Lands as to their reſpective values, whether the ſame be purchaſed at Twenty years, ſo yeilding but five pounds *per annum* in the hundred? or whether the ſame be purchaſed for more or leſs? or whether the ſame be a Leaſe in being, as to the particular number of years to come in the ſame? as ſuppoſe it to be ten pounds *per annum*, and two hundred pounds paid for the ſame, which is twenty years purchaſe, and you would ſell a Leaſe of the ſame for five, ten, twenty or thirty years, whether the ſame be more or leſs, I ſhall give you a particular accompt thereof in the Table following.

A Table ſhewing the value that may be given for a Leaſe from one year to an hundred, for Ten pounds per annum, *and the Land out of which the ſame doth iſſue, being at twenty years Purchaſe, and ſo yeilding five* per cent, *here being ſet down in the firſt line in the Margin, the quantity of years, and in the other, what may be given for the ſame.*

Number of years to be purchaſed.	What may be given for 10 *l. per ann.* for what number of years.		
	l.	*s.*	*d.*
1	9	10	0
2	18	1	8
3	27	4	2
4	35	9	2
5	43	5	2
6	50	15	0
7	57	17	6
8	64	12	6
9	71	1	8
10	77	2	6
11	83	1	8
12	88	11	6
13	93	19	2
14	99	0	0
15	103	16	8
16	108	17	6
17	112	15	0
18	116	18	4
19	120	17	6
20	124	12	6
21	128	4	2
23	134	18	4
25	140	19	2
27	146	9	2
29	151	8	4
30	153	14	2
31	156	0	0
40	171	4	2
50	182	10	10
60	189	5	10
80	195	19	2
100	198	0	0

Let the Purchaſer if he lay out his money on a Leaſe after this rate, be ſure to make an abatement of all ſort of Taxes, and ſo reduce the ſame to a certain Rent, as if it were an Annuity or Rent-charge.

The use of the Table.

He may likewise observe if he be about to Purchase the Reversion after any number of years, what he may give for the same; or if he be to Purchase a term of years to commence after a certain term in being; As suppose it be a Lease of one and twenty years to commence after ten years, which make one and thirty years in all, the first ten years according to this computation, being worth Seventy seven pounds two shillings and six pence, and the whole one and thirty years, being valued at one hundred fifty and six pounds; so that if you deduct Seventy seven pounds two shillings and six pence out of one hundred fifty and six pounds, the remainder will be seventy eight pounds, Seventeen shillings and six pence.

Note, *That if the thing about to be purchased be of any greater or lesser value, the Purchaser may by this Table compute the same: As supposing it to be twelve pounds* per annum *for ten years; 'tis but dividing seventy seven pounds two shillings and six pence into five parts, and then adding the fifth part to the same, which is fifteen pounds eight shillings and six pence, and it is just ninety two pounds and eleven shillings; so that by adding and dividing the same, the value of any sum may be computed. I shall add two Tables more hereunto for the easier valuation of any Land to be Purchased, if you have allowed you in your Purchase six or seven pound in the hundred* per annum.

A Table ſhewing the valuation of ten pound per annum, *the Purchaſer having allowed after the rate of ſix pound in the Hundred, and what may be given for any number of years, having allowance after that rate.*

Number of years to be purchaſed.	What may be given for 10 *l. per ann.* for what number of years. *l.*	*s.*	*d.*
1	9	8	4
2	18	6	8
3	26	15	0
4	34	13	4
5	42	2	6
6	49	3	4
7	55	16	8
8	62	1	8
9	68	0	0
10	73	11	8
11	78	17	6
12	83	16	8
13	88	10	10
14	92	19	2
15	97	2	0
16	101	0	10

Number of years to be purchaſed.	What may be given for 10 *l. per ann.* for what number of years. *l*	*s.*	*d.*
17	104	15	10
18	108	5	10
19	111	11	8
20	114	14	2
21	117	12	6
23	123	00	10
25	129	0	0
27	132	2	6
29	135	18	4
30	137	13	4
31	139	5	10
40	150	6	8
50	157	5	0
60	161	12	6
80	165	1	8
100	166	3	4

A Table shewing the valuation of 10 *l.* per annum, *the Purchaser having allowed him after the rate of seven pound for every hundred, and what may be given for any number of years, having allowance after that rate.*

Number of years to be purchased.	What may be given for 10 *l. per ann.* for what number of years.	*l.*	*s.*	*d.*
1		9	6	8
2		18	1	8
3		26	5	0
4		33	17	6
5		41	0	0
6		47	13	4
7		53	17	6
8		59	14	2
9		65	3	4
10		70	5	0
11		75	0	0
12		79	8	4
13		83	11	8
14		87	9	2
15		91	1	8
16		94	9	2
17		97	12	6
18		100	11	8
19		103	6	8
20		105	19	2
21		108	6	8
23		112	14	2
25		116	10	10
27		119	15	0
29		122	15	10
30		124	1	8
31		125	6	8
40		133	5	10
50		137	16	8
60		140	7	6
80		142	4	2
100		142	14	2

Note, by these three Tables you may find out the value of any Land, as to the Inheritance, or as to a Lease for any number of years to come, or as to any number of years to commence after the determination of any Term in being. As supposing the same to be valued at Nineteen, Eighteen, or Seventeen years Purchase, then you are between the computation of five and six pound for every year; or suppose it be valued at Fifteen or Sixteen years Purchase, then you

you are between the computation of ſix and ſeven pound for every year; ſo that by adding or deducting you may make uſe of theſe Tables.

Theſe two laſt Tables are to be uſed as the former Table of five *per cent.*

Leaſes for Lives.

A Leaſe for a ſingle life is generally valued at ſeven years Purchaſe. The Purchaſer ought to have regard to the health of the party for whoſe life the ſame is to be purchaſed; whether he be aged or ſickly? if ſo, his life may be valued at five or ſix years purchaſe, or whether it be for the life of a Child, as to the age of the Child; and whether it be healthful or not; if ſo, it may be valued at five or ſix years purchaſe? whether the ſame be for the life of a Child-bearing woman, it may be valued at the ſame rate? or whether the ſame be for the life of a healthful man between Twenty and Forty? or for the life of a healthful woman paſt Child-bearing? or for a Barren-womans life, who are for the moſt part longer lived, and ſuch lives may be valued at Seven years purchaſe, or ſomething more? or whether the ſame be for your own life or not? conſider in which of theſe capacities you are, and ſo value the ſame accordingly, you may give ſomething more for your own life than for anothers. If you purchaſe a life for ſeven years purchaſe, you have for every hundred pounds as you expend, Fourteen pounds, five ſhillings, and eight pence half-penny every year; Let the Purchaſer in purchaſing Annuities for lives, take care that he have good ſecurity for the ſame, either out of Lands or otherwayes.

The Tables before preſcribed and hereafter mentioned for purchaſing Leaſes of Lands or Houſes, may ſerve for the purchaſing of Lives? whether the ſame be two, three, four or more. I ſhall therefore deſcribe the uſe of the ſame: As for example, ſuppoſing ten pound every year to be purchaſed for one life or more, having after the rate of ſeven pound in the hundred for your money for one life, which you may value as a Leaſe for ten years, which is ſeven years purchaſe, and comes to Seventy pounds five ſhillings. I ſhall therefore inſert two Tables, ſhewing you what number of Lives may be of equal value, to what number of years.

Number of Lives.	Number of years.	What they are worth in money having 7 *l. per cent.*	*l.*	*s.*	*d.*
1	10		70	5	0
2	19		103	6	8
3	27		119	13	0
4	34		129	18	0
5	40		133	6	8
6	45		135	10	0
7	49		137	0	0
8	52		137	17	0
9	54		138	2	8
10	55		138	5	2

Number of Lives.	Number of years.	What they are worth in money having 7 *per cent.*	*l.*	*s.*	*d*
1	9		65	3	4
2	17		97	12	6
3	24		114	14	2
4	30		124	1	8
5	35		130	11	8
6	39		132	18	0
7	42		134	2	6
8	44		135	2	4
9	45		135	10	0

Leaſes of Houſes or Lands that are held from Biſhops, Colledge, Dean and Chapter, Corporations, or from Companies, are for the moſt part valued at one years purchaſe more than Leaſes held from private perſons; they being better Landlords, and will many times accept of a more reaſonable compoſition for the renewing their Leaſes, than private perſons will.

Purchaſing

Purchaſing of Copy-hold.

Let the Purchaſer after his having taken an account of the quantity, quality, and worth of the thing, Inquire whether the ſame be at Fine certain, or Fine Arbitrary, or at the will of the Lord; it being at Fine Arbitrary, may make it abate in the value, one or two years purchaſe. The Lords and Stewards of ſome Mannors being very unreaſonable in ſetting great Fines for their Tenants admittances.

In ſome Mannors there is a cuſtome that they may ſet as much or more then the Land to be Surrendred is worth, which ſeems very unreaſonable; but that which makes it a reaſonable cuſtome, is that when ſuch Tenant is admitted a Copy-holder of the ſaid Mannor, he may purchaſe as much as he pleaſe, paying little or no Fine; ſo that if any one be about to purchaſe any conſiderable thing, he gets himſelf firſt admitted to ſome ſmall parcel, and afterwards to the reſt, ſo that all things conſidered, his Fine may be reaſonable.

Copy-hold Land being well ſeated and at a ſmall Fine certain, may be valued at Sixteen, Seventeen or Eighteen years purchaſe. And if it be Arbitrary, then you may deduct ſo many years purchaſe as they uſually take for their Tenants admittances; and ſo value the ſame accordingly, or otherwiſe give the Seller ſo much as it may be worth, and let him compound with the Lord of the Mannor, and get you admitted to the ſame. In ſome Mannors the Fines are all certain, and in others all Arbitrary, in others ſome certain and ſome arbitrary. Let the Copy-holder that is at Fine certain, be ſure that he pay the

Fine certain, and have regard that he pay neither more nor leſs, and have the ſame inſerted in his Copy, it being the trick and device of ſome Lords and their Stewards to reduce their Copy-holders Fines to uncertainties, that thereby time might ware out the certain cuſtome of the ſame; and this done, they [illegible] what they pleaſe for their Tenants admittance, which doth very much increaſe the value of any Mannor.

Note, *That a Copy-hold Eſtate is one of the certaineſt Eſtates as to Title, in* England.

Advowſons.

Advowſons ſome are appendent to Mannors, others in groſs by themſelves, let the Purchaſer be very circumſpect as to the Title of it, whether it be a uſurpation from any Patron, ſo that the Patron may avoid the ſame by Writ of Right of Advowſon, or *Quare impedit*, or whether the ſame be not forfeited by any Simoniacal Act done between the Patron and the preſent incumbent? or whether the Church be not void at the time of the making ſuch Contract? it being a rule in Law, that things in action cannot be granted. *Cook. Sur. Lit. l.* 2. *Sect.* 180.

Before you proceed to value the ſame, you may make inquiry as to the Tythes of the ſame, and what the Glebe-Lands may be worth yearly? if you cannot well ſatisfie your ſelf by the Inhabitants, you may repair to the Kings Books in the Firſt Fruits Office, and there ſearch to find at what rate it is rated there: [illegible] for the moſt part rated at 10 *l.* in the hundred [illegible] hundred pounds, as the Tythes and Glebe

are

are yearly worth. This Rule is not always true, but for the moſt part it is; ſo that if you find that the value in the Kings Books, and the enquiry that you do make do agree, it may be ſomething of ſatisfaction to you, as to the valuation thereof. All theſe things conſidered, the common valuation of the perpetual Advowſon, is two years purchaſe, be the ſame appendent to a Mannor, or in groſs by it ſelf. But if you purchaſe the next Preſentation at the next avoidance of the Church, it is uſually valued to be worth one years purchaſe.

Impropriations.

Impropriations or Appropriations: the Fee of which being now a Lay inheritance, are of leſs value than Lands, for the ſcruple of Conſcience, which many men conceive of them, they being of ancient Right belonging to the Church. And taken from the Church by the * Act of Deſolution in K. *Henry* the Eighths time, and by Lay-men purchaſed from the Crown, the value of ſuch Impropriations according according to their ſeituation, may be rated at more or leſs years purchaſe: they lying near *London*, are valued at fourteen years purchaſe, and in remoter parts at twelve or thirteen. Which you may compute by the Tables before and hereafter mentioned.

* *Stat.* 27. *H.*8. 27. 27.*H.*8.28.

Note, That you muſt make deduction for the Fee-Farm rent to the Crown, and for maintenance of Cure.

That where the Owner of the Impropriation is Lord of the Mannor, and will make ſale of them both together, there the Purchaſer may give one years purchaſe more for

the

the ſame, for the conveniency of letting the ſame Tyth-free to his Tenants.

Coal-Mines.

Having conſidered all thoſe things which are before mentioned as to the Cole-Mines: and that you find by your Boring-rods that you have a good ſeam of Coles; and either a good In-land Market, or elſe the conveniency of ſome River for the Exporting them. The next thing to be conſidered is, whether the ſame be a Colliery that hath been formerly wrought, or whether it were never wrought before, ſo that all Materials working the ſame, are to be new bought and made.

If it be a new Colliery that is either on the River *Tine* which runs by *New-Caſtle*, or on the River *Ware* which runs by *Sunderland*, although it hath been formerly wrought: and there doth yet remain great quantities of Coles in the Earth, you may conſider what Stayths or Wharffs there be upon the River, for the loading the Coles unto, and whether they be in repair; and to conſider what quantities of Pits there be ſunk ready for uſe, how many Horſe Engines for drawing up the Coles out of the Pits, and what Engines they uſe to draw their Water with for the conveniencie of their working, whether they make uſe of Water in any River, and ſo draw Water with Water, or whether they draw Water with Buckets, or Hand-Pumps, or Chain-Pumps, or whether they make uſe of Tread Wheels, or Horſe Wheels, or what other device they have, there being very many deviſes for that purpoſe, but very few good for any thing. In moſt Collieries in the North they make

uſe

uſe of Chain-Pumps, and do force the ſame either by Horſe Wheels, Tread Wheels, or by Water Wheels; and this they find the ſureſt way for the drawing their Water, although the charge of ſuch Wheels for Timber, Leathers, Chains, Pumps, and other materials about the ſame are very great, and often requires repairing, beſides the great charge of men and horſes they are daily at; and are forced ſometimes to repeat their Work. Let the charge be what it will, it is not much matter, ſo that the profit do exceed the ſame. All the materials before mentioned are valued by themſelves; and if the Colliery be likely to be of twenty years work, you may value the ſame at three or four years purchaſe. If the ſame hath been formerly wrought, you may find how many Chaldron of Coles there hath been in any particular year wrought out of the ſame, by the Staithsmens accompts, or by *New-Caſtle* or *Sunderland* Cuſtom-houſe Books, they taking every Tide the number of Chaldron of Coles which comes from every Colliery: ſo by computing the charge of procuring the ſame, you may find what quantity of Coles there hath been wrought out of the ſame in any year, and ſo be able to eſtimate the profit of the ſame. The purchaſing the Fee of Collieries is very rare, unleſs it be with the Land where the ſame is: But the moſt uſual way is either to give a Fine, and ſo pay a certain rent, or a certain rent out of every Chaldron without any Fine. The Purchaſer may give more or leſs for the ſame, according as he may ſee his advantage. They commonly reckon that two or three years purchaſe may be a competent allowance either for the Fee, or for a long Leaſe, rendring a ſmall rent, or one ſhilling for every Chaldron, or more or leſs, as the charge of working the

ſaid

ſaid Colliery may be, and as the profit may ariſe thereby.

It hath been often obſerved that South-Country men do very ſeldom get any thing but trouble by undertakings in Collieries, it being the nature of many North-Country men to have a kind of Antipathy againſt the thriving of any but themſelves. As to a Colliery that hath never been wrought, it is very hard to ſet a valuation upon the ſame, the generality of Collieries being worth little or nothing.

There are divers other ſorts of Collieries in Inland Countries in *England*, whoſe profit conſiſts in an Inland Market, and they do produce in many places great profit to the Undertakers, but are as uncertain as others, and ſubject to the caſualties of Water, and of Fire, which many times proceeds from their not making a convenient Shaft for the Air in their working the ſame.

There are many Projectors (who have more of fancy and imagination in their Deſigns, than of any real operation) that do undertake even impoſſibilities in the dreining theſe and other ſort of Mines; being many times ſuch as the Owners value at little or nothing, either becauſe of the ſmall body of Coal, or by reaſon of the depth and charge of ſinking ſuch Pits, and in Timbring of them; or by reaſon that the Mines are either fed with ſome River, or great Springs, ſo that the working of them will not quit their coſt: ſuch Pits or Mines as theſe, they very much applaud and commend to the Projectors, by informing them what great years profit would ariſe if ſuch O[illegible]s as they are troubled with were removed;

moved; which prompts the Projectors to go forward with their deſigns, not queſtioning but to remove all obſtacles that hinder the ſame, until at length by ſad experience they find, that inſtead of dreining the Water, their Pockets are dreined.

Lead Mines.

Lead Mines by the Cuſtom of the Peak in *Derbyſhire*, a particular part doth belong to any man that doth firſt find out the ſame; and after he hath taken his poſſeſſion, which is by driving a croſs Stake in the Earth, he having made election of ſo much as he may by the Cuſtom, whether the ſame be a Meer of ground, which is about 29 yards, or half a Meer, or what he pleaſes, and may lawfully be demanded by the Cuſtom, they term him the Firſt Founder; then ſuch others who will have any part undiſpoſed (as they may by the Cuſtom demand) they likewiſe take poſſeſſion by a croſs Stake, every perſon concerned having taken their reſpective poſſeſſions, and their reſpective ſhares being known to the Bar-Maſter, they then proceed to ſink their ſhafts and ſo to get the Oar, which the Bar-Maſter doth obſerve that they do equally divide the ſame according to their reſpective ſhares; the King having every thirteenth diſh of Oar for his Lot and Cope; and the Miniſter, it may be, every twentieth for Tithes. There be divers peculiar Cuſtoms that belong to theſe Mines, which doth require a diligent ſearch into, by ſuch as do deal with the ſame, ſo that he may take care that he loſe not his ſhare or part upon any nicety: as if he doth let the ſame be unwrought fourteen dayes together, and may well work the ſame without the impediment

ment of Water, or any other lawful impediment, he hath forfeited the ſame to ſuch perſon that will come and take poſſeſſion thereof. There be divers other Cuſtoms which muſt be obſerved, or elſe the Proprietor may forfeit his Eſtate.

There doth a Jury belong to theſe Mines of twelve men, that do view the Groves and Mines, and doth obſerve that every one doth fairly work his own part, and not encroach upon anothers: and ſeveral other things they enquire after: they have ſome good, and ſome bad Cuſtoms amongſt them, as well as in other places. They have likewiſe a peculiar Court, by which they decide moſt differences touching the Mines, which is no Court of Record, which occaſions the ſame to be very corrupt, as to mens Teſtimonies. The Grovers and Miners, upon whoſe evidence mens eſtates do depend, well knowing they cannot be perjured. The Cuſtom of falſe Teſtimony and Lying having removed from them the thoughts of the hainiouſneſs of the ſame. Theſe Miners are much given to flattery and deceit, although they be of a bruiſh nature and behaviour.

In many places of *England* and *Wales*, where there are theſe ſorts of Mines, they do not altogether depend upon ſuch Cuſtoms, but in many places they do belong to the Proprietors of the ground, which makes them more valuable, if they be rich Veins or Seams of Oar, and free from great quantities of Water.

They uſe ſeveral ſorts of devices, and ſuch as are uſed in Collieries for the dreining their Mines, but that which is moſt uſed amongſt them, is a Sough, they lying for the moſt part in Hills. To

To ſet a certain value on any of theſe Mines, being generally great uncertainties, it will be very erroneous and imperfect: but ſome will give (where the ſame is indifferent good Oar, and the Seam like to be of any continuance, and hath yielded good profit, and is not then impeded by Water) as much as it hath yielded in one or two years, or more, according as they may ſee their adventure. Thoſe which buy at any rate, do ſometimes return their money twenty times over, and at other times loſe all their purchaſe money, and as much more, they being very great uncertainties, and ſomething depending upon the ingenuity and contrivance of the Proprietors in managing the ſame.

Theſe Mines are ſometimes let by Leaſe, paying a certain Rent, or that which is equivolent; but for the moſt part they ſell the Fee of the ſame: the Wife may have Dower of theſe Mines as well as of Land, and they do deſcend to the heirs of the Poſſeſſor, and are not much different in many of their Cuſtoms, from Eſtates of Land in Fee-ſimple.

Tinn-Mines.

There will be no need to ſpeak any thing as to the value and Cuſtoms of Tinn-Mines, they being ſubject to ſuch Caſualties as are before mentioned to Coal and Lead, to which I refer you; and may be accompted to be of the ſame value, or ſo many years purchaſe; and have many Cuſtoms belonging to the ſame, and ſuch as do belong to Lead and Coal Mines.

Mills.

All ſorts of Mills, whether Wind-mills, or Water-mills, for what uſe or kind ſoever, Forges, Furnaces, Fulling-mills, or what ere they be; being ſubject to ſuch Caſualties as are before mentioned, and out of Leaſe, they may be valued at ten or eleven years purchaſe; but if they be in Leaſe, and the Miller to repair the ſame, they may be valued at one or two years purchaſe more, to compute both which valuations for any number of years, and how much you have *per cent.* every year for your money. I refer you either to the Tables before mentioned for the purchaſing of Land, or hereafter mentioned for the purchaſing of Houſes.

Valuation of Ground for making of Brick.

Ground near *London*, that hath a good Clay 3 or 4 foot deep, is very valuable for the making Brick. It may be accompted that a yard of Earth ſquare will make ſeven or eight hundred of Bricks. If the owner of the Ground will not make Bricks himſelf, and ſo take all the trouble and profit, he may let the ſame for a certain Rent to be paid out of every thouſand; he may account that he may have a thouſand of Bricks made, and ready for uſe, all charges for Workmanſhip in fitting the Earth, Sand, Straw, making, turning, and burning, at ſeven ſhillings ſix pence, or eight ſhillings a thouſand; he may add three

three ſhillings for the carriage of every thouſand to the place where the ſame are to be uſed; which carriage is either more or leſs, according to the diſtance of the place: the ſeven ſhillings ſix pence for making, being added to the three ſhillings for carriage, amounts unto ten ſhillings and ſix pence; ſo that if the Bricks yield thirteen or fourteen ſhillings a thouſand, there is two ſhillings and ſix pence, or three ſhillings and ſix pence profit in every thouſand for the Ground, and ſo if more or leſs.

The Proprietor may afford the Undertaker a moiety of the profit at leaſt, and ſo may ſet a certain Rent, which may be one or two ſhillings in a thouſand, or more or leſs, according to the goodneſs and fineneſs of the Clay, and the Ground lying convenient.

A Computation of Houſes in England, *and particularly in* London, *and how to compute the value of Ground whereon Houſes ſtood before the late Fire.*

YOu may conſider what Caſualties the Houſes to be purchaſed, are ſubject unto, as unto the Air, extraordinary Winds and Tempeſts; Rain, although but ſmall ſhowers, by degrees rot the ſame. And in ſome places extraordinary flouds and innundations, which doth ſometimes utterly deſtroy them: but the greateſt caſualty, is that of Fire, which doth happen many wayes.

Another thing to be conſidered is, whether there be any Tenant in the ſame? which if there be not, it may be accounted one years purchaſe the leſs in its value. Houſes being without Tenants, decay ſooner than thoſe which are Tenanted. Houſes of what kind ſoever, require great coſt in repairing. Houſes in many places of *England*, are accounted to be worth ten, eleven, and twelve years purchaſe; but Houſes in *London*, in ſome places, are eſteemed to be worth thirteen, fourteen, fifteen, or ſixteen years purchaſe; the cauſe of ſuch valuations I ſhall ſhew you.

Some Houſes near *London*, and in other places, that were built more for pleaſure than profit, do very ſeldom yield the Owner or Builder above four, five, or ſix pounds *per cent.* when they Let or Leaſe the ſame; the Tenant that takes them not regarding what they coſt building, but what it is reaſonably worth *per ann.* And if any Purchaſer is to buy the ſame, he will have allowed him after the rate of eight, nine, or ten *per cent. per ann.* for his money, or more or leſs, as it may be valuable.

Monied men that do build in the Countrey, have many times more regard to lay out their money to promote their own peculiar fanſie and pleaſure, than their profit; which fanſie and pleaſure doth very ſeldom viſibly correſpond with the Purchaſers humor: But the Owners beſt way is to find out a Chapman with whom it may: whereas Houſes in *London*, ſome yield ten, twelve, fifteen, or it may be twenty pound in every hundred laid out in building, and are valued at twelve, fourteen, or ſixteen years purchaſe.

Houſes

Houſes that were, (and by the permiſſion of God) will be again in *Cheapſide*, *Fleetſtreet*, *Cornhill*, and in other high and principal Streets, and in ſome Streets and Lanes of note, were for the moſt part valued at fifteen or ſixteen years purchaſe: the ground on which the ſame ſtood, being not ſubject to ſuch caſualties; as the Houſes, and it may be the Ground-rent of ſuch Houſes, was worth and would yield half the Rent or more.

Suppoſe a Houſe that was ſtanding before the late Fire in *Cheapſide*, and worth an hundred pounds *per ann.* and would yield fifteen hundred pounds, if the ſame was to be ſold, and now to be re-built will coſt five hundred pounds, to make it of the ſame value. You may reckon the Ground-Rent of this Houſe to be worth a thouſand pounds, which is twenty years purchaſe for fifty pounds *per ann.* and the Building upon the ſame allowing ten pound in every hundred, worth fifty pound *per ann.* more; ſo that the Ground-rent and the Building together, amount unto one hundred pounds *per ann.* and are worth fifteen hundred pounds to be ſold; which makes it plain, that ſuch improvements is not altogether occaſioned by vertue of the building, but principally by the ſcituation of the ground; ſo that fifty pounds *per ann.* is but a reaſonable Ground-rent for a Houſe that will coſt five hundred pounds the re-building, and yield one hundred pounds *per annum* when built.

Houſes that are of the ſame Rent, and in as good repair in other places, it may be will not yield above eleven or twelve years purchaſe, the reaſon being directly the ſame as to the value of the ground. Sup-

poſe an hundred pound *per ann.* for a Houſe in the *Strand*, and this Houſe if it was rebuilt, would coſt eight hundred and fifty pounds; ſo that if you allow ten pounds in the hundred every year for the money expended in the rebuilding, it comes to eighty five pounds *per ann.* and the Ground-rent for the ſame worth but fifteen pounds *per ann.* which at 20 years purchaſe comes to three hundred pounds: which being added to the eight hundred and fifty pounds, amounts to one thouſand one hundred and fifty pounds, and is worth ſo much to the Purchaſer, which is between eleven and twelve years purchaſe.

I only ſet theſe Examples for Demonſtration, to ſhew how any man may value his ground, either for to build himſelf, or to let the ſame out at a Ground-Rent for another to build on the ſame: and to know how to value his Ground if he hath a mind to ſell or Leaſe out the ſame.

How to value Ground by the Foot, Front, or Square.

There is a way as ſome uſe for the valuing their ground by the Foot, which comes under the ſame reaſon as in the Example before mentioned, of a Houſe in *Cheapſide*: Suppoſe that ſame be 25 foot Front, and forty foot deep, it may be let for to be built, for forty ſhillings the foot Front, which amounts unto fifty pounds *per annum*: or if you would let it by the ſquare Foot, there being a thouſand Foot ſquare, it is worth twelve pence a Foot *per ann.* which amounts unto the ſame

ſame reckoning of 50 *l. per ann.* ſo that when you are ſatisfied of the charge of the Building, and of the value when built, you may compute it by the Foot, or in Groſs, how you pleaſe.

Let thoſe who have any Ground to rebuild, firſt conſider what their Houſe was worth before it was burnt, and what was the cauſe of the value, whether the long continuance of any Trade in the ſame, or whether it be ſo well ſcituated as that it may be fit for any Tradeſmen; and to conſider whether it will be of the ſame value again when re-built, and of what value it may in probability be, and what it will coſt to re-build the ſame. Theſe things conſidered, and finding that there will be an allowance of eight, nine, or ten pounds in every hundred pounds expended, the Proprietor may proceed to re-build the ſame.

Note, *That eight, nine, or ten pounds* per cent. *to be allowed to the Builder, may be a good ſufficient allowance, for his money to be expended, conſidering the number of years as he hath in the ſame, as from thirty to forty years, about ten pounds in every hundred pound; from forty to fifty, about nine pounds in every hundred pound; and from fifty to ſixty years, and ſo upwards, about eight pound in the hundred* per annum, *or eight and a half. I ſhall here ſet down three Tables more for the uſe of the Purchaſer, after the ſame form as the other, computing what value ten pounds* per ann. *whether iſſuing out of Lands or Houſes, may be worth for any number of years, the Purchaſer having after the rate of eight, nine, or ten,* per cent.

A Table shewing the valuation of ten pound per annum, *the Purchaser having allowed after the rate of eight pound for every Hundred, and what may be given for any number of years, having allowance after that rate.*

Number of years to be purchased.	What may be given for 10 *l. per ann.* and for what number of years.		
	l.	*s.*	*d.*
1	9	5	0
2	17	16	8
3	25	15	0
4	33	2	6
5	39	18	4
6	46	4	2
7	52	0	10
8	57	9	2
9	62	9	2
10	67	1	8
11	71	7	6
12	75	6	8
13	79	0	10
14	82	8	4
15	85	11	8
16	88	10	0

Number of years to be purchased.	What may be given for 10 *l. per ann.* and for what number of years.		
	l	*s.*	*d.*
17	91	4	2
18	93	14	2
19	96	0	10
20	98	3	4
21	100	3	4
23	103	14	2
25	106	15	0
27	109	7	6
29	111	11	8
30	112	11	8
31	113	10	0
40	119	5	0
50	122	6	8
60	123	15	0
80	124	15	0
100	124	19	2

A Table ſhewing the valuation of 10 *l.* per annum, *the Purchaſer having allowed him after the rate of nine pound in every hundred, and what may be given for any number of years, having allowance after that rate.*

Number of years to be purchaſed.	What may be given for 10 *l. per ann.* and for what number of years.		
	l.	*s.*	*d.*
1	9	3	4
2	17	11	8
3	25	6	8
4	32	7	6
5	38	17	6
6	44	17	6
7	50	6	8
8	55	6	8
9	59	19	2
10	64	3	4
11	68	0	10
12	71	11	8
13	74	17	6
14	77	17	6
15	80	12	6
16	83	2	6
17	85	9	2
18	87	10	10
19	89	10	0
20	91	5	10
21	92	18	4
23	95	15	10
25	98	5	0
27	100	5	0
29	102	0	0
30	102	15	0
31	103	8	4
40	107	11	8
50	109	12	6
60	110	8	4
80	111	0	8
100	111	1	8

A Table shewing the value of 10 *l.* per annum, *the Purchaser having allowed him after the rate of* 10 *l.* per cent. *and what may be given for any number of years, having allowance after that rate.*

Number of years to be purchased.	What may be given for 10 *l. per ann.* and for what number of years.			
		l.	*s.*	*d.*
1		9	1	8
2		17	6	8
3		24	6	8
4		31	13	4
5		37	17	6
6		43	10	10
7		48	13	4
8		53	6	8
9		57	10	10
10		61	8	4
11		64	17	6
12		68	2	6
13		71	0	0
14		73	13	4
15		76	0	10
16		78	4	2
17		80	4	2
18		82	0	0
19		83	12	6
20		85	2	6
21		86	9	2
23		88	15	10
25		90	15	0
27		92	6	8
29		93	13	4
30		94	5	0
31		94	15	10
40		97	15	10
50		99	3	4
60		99	13	4
80		99	19	2
100		100	0	0

Rules which may be applied to the differences arising between Landlord and Tenant, by reason of the late Fire; whereby the Proprietors concerned may end their differences without giving trouble to the most Honorable Court of Judicature.

It may be ſuppoſed reaſonable that ſuch Tenants who are bound by Deed or Law to uphold and maintain their houſes, *&c.* and ſo to leave them at the expiration of their Term, ought in ſome meaſure to be contributers to the charge of rebuilding, and not thoſe who are Tenants at Will or Sufferance. And that it is againſt Equity for Landlords to demand full ſatisfaction or half ſatisfaction for the Tenants Covenants, it being a common calamity much damaging the Tenants Trades and Goods, aſwell as the Landlords Houſes, which in equity and good conſcience ought to be conſidered.

Rigorem Juris emolit equitas.

Let it therefore be ſuppoſed reaſonable that a ſixth part of the charge of rebuilding to be born by the Tenant to be ſatisfactory for his Covenant, whether he build or ſurrender the reſidue of the charge of rebuilding to be born by the Landlord, Tenant, or Sub-Tenant, or if there be more Under-tenants, according to their reſpective Eſtates and Intereſts.

Example the Firſt.

Suppoſe a Houſe in an indifferent Street or Lane, the Landlord having Leaſed the ſame for 21 years, reſerving 30 *l. per annum* Rent, whereof 11 years is expired; the Tenant having by his Fine, repairs, or rebuilding improved the ſame to be of the value of 50 *l. per annum.*

You

You may compute the Tenants Intereſt of 20 *l. per annum* by the Table of 10 *l.* in the hundred, and for ten years it is worth

	l.	*s.*	*d.*
	122	16	8

The Landlords Intereſt of 30 *l. per annum*, by the Table of 8 *l.* in the hundred, it being better ſecured than the 20 *l. per annum.*

	375	00	0

The Landlords Reverſion of 20 *l. per annum*, after 10 years being computed by the Table of 10 *per cent.* is worth

	079	03	4
Houſe worth before the Fire in all	577	00	0
The Building you may ſuppoſe (to make it of the ſame value) to coſt	300	00	0
The Tenant to pay for his Covenant	050	00	0

The reſt will be 250 *l.* to be paid by the Landlord and Tenant according to their Intereſts.

The Tenants intereſt is 72 *l.* 16 *s.* 8 *d.* out of which he muſt bear his proportion of loſs,

The Landlords intereſt is 452 *l.* 3 *s.* 4 *d.* which is ſix times as much as the Tenants intereſt, and about a third more, ſo that he muſt bear ſix times as much as the Tenant, and a third more.

So that the charge of two hundred and fifty pounds being divided into twenty two parts, the Tenant muſt bear three parts, and the Landlord nineteen, falls thus:

The Tenants proportion	34	01	10
The Landlords	215	18	2
	300	00	0

If the Tenant build, and have Forty years added to his Leaſe, and continue the old Rent.

Twenty

Twenty pounds *per annum*, for 40. years after 10. is worth by the Table of 10 in the hundred 75 *l.* 10 *s.* ſo that the Landlord is to pay 140 *l.* 8 *s.* 2 *d.* and the Tenant the remainder, which is 159 *l.* 11 *s.* 10 *d.*

The Landlord may bear his proportion by abatement of Rent out of his 30 *l. per annum*, or otherwayes.

Tenant Surrender.

If the Tenant is not able to build, or willing to ſurrender his Leaſe, what ſhall the Landlord do in this caſe?

	l.	*s.*	*d.*
The Tenant having out of his intereſt in the eſtate which is before ſuppoſed to be	122	16	8
Allowed for his Covenant	050	00	0
For building according to his proportion	034	01	10
The remainder to be paid to the Tenant by the Landlord, is	038	14	10
	122	16	8

Example the Second.

Suppoſe a Landlord Let a Leaſe of a Houſe for 40 years, reſerving 38 *l. per annum* Rent to himſelf, the Tenant by Fine or Building, hath improved the ſame to 60 *l. per annum*, and hath Leaſed the ſame to an Under-tenant, of which term there is 15 years expired, what muſt the Landlords and Tenants proportions be in this caſe?

The

	l.	s.	d.
The Landlords Eſtate of 38 *l. per annum*, computed by the Table of 8 *per cent.* which is worth being ſo well ſecured	475	0	0
The Landlords intereſt of 22 *l. per annum*, after the expiration of 25 years, being computed by the Table of 10 *per cent.*	20	7	0
Landlords intereſt in all	495	7	0
The Tenants intereſt of 22 *l. per annum* for 25 years, being computed by the Table of 10 *l. per cent.*	199	13	0
The Sub-Tenants intereſt being at a Rack-rent, is worth	000	00	00
Houſe worth in all before the Fire	695	00	00

The houſe to make it of the ſame value will coſt 365 *l.* rebuilding, the perſons concerned may bear their proportions as followeth.

	l.	s.	d.
The Sub-Tenant to ſurrender and to pay a ſixth part in lieu of his Covenant, which is	60	00	00

The 300 pound reſidue of the charge to be born by the Landlord and other Tenant, according to their reſpective Intereſts, will fall out thus; the charge being divided into ſeven parts, the Landlord to bear five, and the Tenant the other two parts.

	l.	s.	d.
The Landlords five parts of the 300 *l.* towards the rebuilding amounts unto	214	5	9
The Tenant for his two parts	85	14	3
	360	00	00

The

The Landlord may inlarge the Tenants term of 25 years, to 40, for which the Tenant may deduct out of the Landlords proportion of building, ſo much as 22 *l. per annum* is worth for 15 years after 25, which being computed by the Table of 10 *per cent.* is worth 15 *l.* 8 *s.* 0 *d.*

If the Tenant will ſurrender his intereſt in the 22 *l. per annum* for 25 years, the Landlord having allowed him 60*l.* by the Sub-Tenant in conſideration of his Covenant, and 85 *l.* 14 *s.* and 3 *d.* by the other Tenant, according to his proportion in the loſs.

The 113 *l.* 18 *s.* 9 *d.* remainder of the aforeſaid 199 13 *s.* 0 *d.* may be reaſonable for the Landlord to pay to his Tenant in caſe he ſurrender.

As to the right ſtating of every of theſe Caſes, it is requiſite that theſe queſtions be firſt reſolved.

Firſt, What term the Tenant hath, as 25 years.

Secondly, What Rent he payes, as 38 *l. per annum*,

Thirdly, What the full yearly value the houſe was before the fire, and will be again in probability when built, 60 *l. per annum.*

Fourthly, What the building will coſt? 360 *l.*

Then you may proceed to value the Landlords and Tenants intereſt by the Tables before mentioned, as you may obſerve by the foregoing diſcourſe.

Tenant for Life.

In caſe there is a Tenant for Life, and he Landlord, then he and the Reverſioner may value their eſtates together, and the Tenant for life may value his eſtate at 5, 6, or 7. years Purchaſe, and the Reverſioner at the

the reſidue according as their Eſtates may be worth, and ſo bear their proportions. If more lives than one, you may compute them by the Table of Lives.

Houſes as hath been before obſerved (although they may be of the ſame rent) are not of the ſame value which is occaſioned by the ſcituation of the houſe and conveniency for Trade, as an old houſe in a By-lane (although at the ſame rent) is not to be compared with a houſe in *Cheapſide*, nor to be valued at ſo many years Purchaſe.

The beſt ſort of houſes in a high and principal ſtreet, the proprietors intereſt may be computed by the Tables of 7 or 8 *per cent.*

The Tables for 5, 6, and 7. per cent. are fol. 17. and 20.

The Streets and Lanes of Note by the Tables of 8, and 9, *per cent.* according as they may be valued for Trade, *&c.*

The worſer ſort of buildings by the Tables of 9 & 10 *per cent.*

A Ground-rent, Rent-charge, or ſuch like by the Tables of 5 and 6 *per cent.*

Example the Third.

Where *A.* letteth ground to *B.* to build at 10. *per annum* Rent, *B.* builds and makes the ſame worth beſides the Rent 40 *l. per annum*, *B.* Leaſeth the ſame to *C.* who makes the ſame worth 30 *l. per annum* more.

A. his Intereſt 10 *l. per annum*, may be valued by the Table of 5 *per cent.*

B's Intereſt of 40 *l. per an.* by the Table of 8 *per cent.*

C's Intereſt of 30 *l. per an.* by the Table of 10 *per cent.*

So

So that it is plain, the charge of the building being known, and the value of every mans intereſt (if there be twenty concerned) being found by the ſix Tables before mentioned, the Sub-Tenant having paid a ſixth part for his Covenant, the reſidue to be born according to the Landlords and Tenants reſpective Intereſts, follows a courſe.

Leaſes held from Corporations.

Leaſes held from the City, Halls, Colledges, Hoſpitals, Biſhops, Dean and Chapters, and ſuch like, have for the moſt part ſmall Rents reſerved on them, ſo that you may obſerve by the computations before mentioned, that the ſmaller the eſtate is, either of Landlord or Tenant, ſo much the leſſer will their proportions be in the charge of rebuilding; ſo that in moſt ſuch caſes where the Rent is ſmall, the Landlord may bear his full proportion by inlargement of the Tenants Term, without abatement of any Rent. You may likewiſe find out what abatement of Rent or inlargement of Term may be reaſonable, in caſe the Landlord have a great Rent reſerved.

Where the Landlords Rent appears to be a Ground-rent, it may be valued as in the foregoing Chapter.

Two Months Rent.

As for the two Moneths Rent from *Midſummer* to the Fire, it is but reaſonable that the Tenant ſhould make allowance for it one way or other.

In

In such cases where the Builder cannot have his Title or Agreement confirmed to him by his Landlord being an Infant; Bishop, Dean and Chapter, who are disabled to make any Lease above 41 years, or in other cases.

In such cases it is convenient for the Tenant or Builder to have his Lease or Term ratified by the Honorable Court of Judicature.

To find the true value of any house when built, is to consider what rate houses in good repair did yeild in the same place before the late Fire, and not to compare them with such houses that had their valuation from the reputation of any Trade. If it was before the Fire an old house, and would yeild to be let to most sorts of Trades, 40 *l. per annum*, it is but reason to suppose that a new house may do the same: Some ground for building of houses will be much bettered, being in Alleys, and now made Lanes; others being narrow, and now made wider, which things ought to be regarded, as to their valuation when rebuilt.

If the house to be built in a High Street or Lane of Note, be of the dimensions of any houses hereafter computed; you may either make use of the same computations, or compute them by the rules there mentioned, they being computed at the most probable rate as materials are supposed to be at, during the rebuilding of the City: the computations following are supposing all materials new, and making the same Tenantable, and the materials as the buildings are supposed to be built with, are of the best sort.

The builder hath allowed him by virtue of these com-

computations 10 *l.* in every 100 *l.* as he is to expend in building, which is a good improvement of his money, and ſo a good incouragement to build.

The Builder may add to the computations hereafter mentioned 5 *l.* in every 100 *l.* for the hazard the Builder runs in the proof of his building, and for ſeveral ſmall petty expences incident to the ſame; as the Money expended in meetings, making Contracts, and given to Workmen for Morning-draughts, and ſuch like expences, although but ſmall in themſelves, yet many of them amount unto a Sum.

The Builder may have allowed him one year for his building, before he pay any Rent, or more, as the place may be ſcituate from the buildings that are ſtanding, and the place convenient for Trade.

Where there is a Tenant that is a poor man, and the Landlord know him to be ſo, and that he is not able to give the Landlord ſatisfaction for his Covenant; in ſuch caſe the Landlord would do well to accept of his Leaſe, and diſcharge him of his Covenant.

ADVICE TO THE CITY BUILDER.

The Second Book.

FIrſt, let him get his foundation cleared, and his Bricks and Bats laid up againſt there be uſe for the ſame, or elſe let them be wrought up in the Foundation; let him likewiſe get all his Rubbiſh ſifted and cleanſed, and to take notice what quantity there be of the ſame, and ſo value the ſame according as direction is hereafter given; let him obſerve that he doth deal with honeſt workmen, as near as he can, and ſuch as are able and willing to perform what they ſhall undertake, whether the ſame be by the great or otherwiſe: And let him make choice of ſuch a Maſter Workman as will ſet his helping hand to ſet the work forward; ſuch a Workman will afford to do his work cheaper, than others who walk with their Rules by their ſides, and it doth very much diſcourage thoſe from idleneſs who work under him.

In caſe where Carpenters, Bricklayers, Labourers,

or

or other Artificers, having undertaken work by the Great, Month, Week, or otherwiſe, do depart their work without juſt cauſe, as the not payment of wages, or the like, the party grieved may have ſuch Offender before two Juſtices of Peace, who have power by virtue of the Statute of Labourers, made 5. *Eliz.* 4. to Impriſon ſuch Offender for the ſpace of one Month without bail, and ſuch Offender doth forfeit 5 *l.* for every ſuch Offence, the perſon grieved having notwithſtanding ſuch puniſhment, his loſſes and dammages to be recovered at the Common Law for his loſs ſuſtained. The builder hath likewiſe a proviſion made againſt ſuch Offenders by the late Act for Rebuilding the City.

Let him obſerve that his materials be good; ſo as to make ſubſtantial work, and that his bricks be well burnt, which he may know by their colour: bricks well burnt looking on a deeper red than thoſe which are not, and if you ſtrike them with any thing, they will make a brisk ſound, and not be ſubject to moulder and break to dirt as others will. Let the builder make election of bricks that are made of a mould that was digged up in the winter, and laid a froſting, it being very advantagious to the ſubſtance of the brick. Let him take ſuch like obſervation as to Tyles, as to their colour, and as to their tinckling, when ſtruck ſo, that he may find whether they are made of a good mould, and whether well burnt or not; let him take care that his Lyme be well burnt, and not by halves; ſo that the ſame be half Chalk in ſtead of Lyme, which is very diſadvantagious to the ſtrength of the building, and is dearer to the builder; let the Sand he mixes with his Lyme be as fine as he can conveniently get.

Let him look carefully that he hath his juſt number of Bricks and Tyles, and that the ſame be handled carefully to avoid breaking, and that he hath his due proportion of Lyme, and that their Bags be good meaſure, and honeſtly filled, there going twenty five Bags or Buſhels to an hundred of Lyme; and that he hath his due proportion of ſand.

Let him in the buying his Timber, buy the ſtr eighteſt he can light on, there being leſſer loſs in cutting ſuch, than in other, and the ſame be well dryed, ſound and fit for uſe, ſo that the ſame ſhall not be ſubject to ſhrink or diminiſh; let him take the ſame conſideration as to his Boards.

Let his Laths be good Harth-Laths, and his Pins or Pegs for Tyling of good Oak.

Let him obſerve that his materials be well tempered, and fit for the uſe as they are to be imployed on: ſome ſort of work requiring finer materials, than others, as ſhall be hereafter ſhewed.

Let him obſerve that his Lindals or Breſt-plates, Summers or what e're they be, he laid, ſo that they may be able to diſcharge the ſtreſs as the ſame is to bear; and let him conſider before he make any progreſs in his work, that his houſe, when built, will render him Eight pound in the hundred at leaſt for every hundred pound expended, or elſe it will not be worth his Building. And let him be ſure that all things be apportioned and made according to the direction ſet down in the Act of Parliament for rebuilding the City; and ſuch other things as ſhall be requiſite for his obſervation, let him obſerve in the enſuing Diſcourſe.

An Inſpection into the Artificers reſpective Myſteries imployed in Building.

BEfore I make mention of any peculiar ſort of Building, it will not be unneceſſary for to give the Builder ſome inſight into the Artificers reſpective Trades, as are concerned in Building, that he may the better know how for to make his Bargain, and deal with them.

Brick-layer.

As to the Brick-layer, who doth for the moſt part agree by the Rod, which is Sixteen Foot and a half ſquare every way, and two hundred ſeventy two foot in all, the rate demanded by many of them is ſeven pound a Rod, and they to find all materials, or forty ſhillings a Rod, and the Builder to find them.

Note that they reduce all their work to one Brick and a half, and ſo meaſure the ſame.

I ſhall ſhew what a Rod of work may be reaſonably worth, computing all materials and Workmanſhip at the now rate.

You may reckon that every Rod of Brick-work being reduced to one Brick and a half, will take up Four thouſand and five hundred of Bricks, for which if you reckon Sixteen Shillings for every thouſand, it comes unto three pounds twelve ſhillings: every Rod of work doth uſually take up an hundred and a quarter of lyme, for which if you reckon after the rate

ten ſhillings a hundred, it amounts to twelve ſhillings and ſix pence: every hundred of Lyme requires two load and a half of Sand, which if you eſtimate at three ſhillings *per* load, and for two load and a half, it comes unto ſeven Shillings and ſix pence. As for workman-ſhip, it is commonly accounted amongſt ordinary Workmen, that three indifferent Brick-layers and three Labourers to make and ſerve them with Bricks and Mortar, are able to erect a Rod and more every day of low Party walls, and ordinary work: you may reckon that they are not able to do ſo much of Front-work, and Arching-work for windows, and that it doth require ſome ſmall time for to fit their Scaffolds, which is ſome loſs in their work: ſo that if you give the Brick-layers after the rate of three ſhillings a day, and the Labourers one ſhilling and eight pence, the Workmanſhip for Brick-layers and Labourers, reckoning that a Brick-layer is able to lay (taking the Front and Arch-work, with the Foundations, and party walls) a thouſand Bricks every day, one ſort of work with another: a Rod of Brick-work after that rate for Workman-ſhip, will amount unto about 21. ſhillings; and for the Maſter Workman for the ſupervising them, and for his Scaffolds ſix or ſeven ſhillings a Rod. You may compute the ſame to amount unto ſix pound a Rod, which may be reaſonable for an agreement by the Great, Materials and Workmen being at the rates before mentioned; or if it be only for Workman-ſhip, you may allow, taking the better ſort of work with the worſer, one pound eight ſhillings for every Rod, there being a Maſter Workman. Or for their ordinary work, four or five and twenty ſhillings: And for their extraordinary work (having their Bricks that front the Street rubbed, which coſt ſeven or eight pence the hundred rubbing)

rubbing) thirty four or thirty five ſhillings a Rod, it may be reaſonable: But if you agree by the Great, at the rate of ſix pound a Rod, materials and workmen being at the dear rate before mentioned, you have that into the Bargain, the ordinary rate for this ſort of Brick-work before the late Fire, was five, or five pounds five ſhillings at the moſt for every Rod.

Many workmen had rather agree by the Great, and find all materials, than for Workman-ſhip only, the reaſon is that they do buy their materials at cheaper rates than thoſe out of whoſe ſphere it is, and ſo have profit not only by the materials, but the profit allowed for Workman-ſhip, and they do ſometimes buy very great pennyworths in old Rubbiſh, ſome owners not knowing how to value the ſame, are glad to be quit of it at any rate. In Rubbiſh there may be many Bricks and Bats which are as uſeful as if they were new, they being ſometimes forced to break whole ones for their uſe. The Rubbiſh of Sand and Lyme is likewiſe very good, and doth ſometimes require no more than an hundred of Lyme to four load of ſuch Rubbiſh, there being according to that account an hundred of Lyme in that four load, which, as is before computed, is worth about twenty two ſhillings, whereof if you deduct ten ſhillings for the clenſing the ſame, it is worth about three ſhillings a load to the owner; Lyme being the better for burning, and for uſe, when the ſame doth come to be wet again.

Rubbiſh of Sand & Lyme

Let the Builder take care if there be any Salt-Petre in the earth as he digs out of his Cellar, that he do not mix the ſame with his Lyme, it being very apt to diſſolve in its change of weather, and ſo ſpoil that which is placed againſt the wall, and doth likewiſe weaken the Building.

Brick-layers will many times demand running measure, for rubbing the Front, beſides the fair allowance before mentioned, running meaſure being nothing elſe but the reckoning Shop-windows, Balconies, Doo s, and other Doors and Windows into their Brick-work, which may in ſome Building (if deducted) amount unto three or four Rod of work, which is very conſiderable, and not to be allowed unleſs upon good conſideration.

Chimney-work.

Brick-layers do often agree for Chimney-work by the Rod, and have after the ſame rate as they have for other work by the Rod, and about ten ſhillings more: but by reaſon there is ſome difficulty in meaſ ring ſuch work, they do for the moſt part agree for ſo much a Fire or Chimney-Hearth.

Suppoſe that your Chimney-work one with another, will take up for every Chimney one thouſand five hundred of Bricks, which amounts unto one pound four ſhillings, Mortar ſix ſhillings, for plaiſter f r the inſide of the Chimney, which the Artificer oth many times mix with dung, for the better binding of the ſame, two ſhillings; for Workmanſhip of every Chimney from the bottom to the top, fourteen or fifteen ſhillings, it comes unto two pounds and ſix ſhillings for every Chimney, which may be reaſonable for the Brick-layer to take and to find all materials, a d fourteen or fifteen ſhillings a Fire or Hearth, and t e Builder to find them.

They do all ſorts of Arch-work for Cellars by the Rod, and may reaſonably have nine or ten ſhilling a Rod more for this ſort of work than other plain work,

it

it requiring more art and paines, in fitting their Frames for the making and laying the ſame.

A Rod of Brick-work one brick thick, doth take nigh three thouſand of bricks, and twenty one bags of Lyme, and one load and three quarters of Sand.

A Rod of Brick-work, a brick and a half thick, takes up four thouſand five hundred of bricks, an hundred and a quarter of Lyme, and two load and a half of Sand.

A Rod of Brick-work two bricks thick, doth take up ſix thouſand of bricks, forty two bags of *Lyme*, and three load and a half of Sand, and ſomething more.

A Rod of Brick-work, two bricks and a half thick, takes up ſeven thouſand five hundred of bricks, fifty two bags of *Lyme*, and four load and a quarter of Sand.

A Rod of Brick-work, three bricks thick, takes up nine thouſand of bricks, ſixty two bags of *Lyme*, and a little more, and five load of Sand.

Tyling.

The Brick-layers do for the moſt part agree for the Tyling of Houſes by the ſquare, which is ten foot every way, and a hundred foot in the whole; they demand very largely for this ſort of work, ſome of them demanding forty ſhillings a ſquare.

A ſquare of Tyling takes up about ſeven hundred of Tyles, which if you compute at the rate of one pound five ſhillings a thouſand, it comes unto ſeventeen ſhillings and ſix pence: Harth-lathes which are ſold by the bundle or hundred, and about twenty pence a bundle or hundred. Peggs for Tyling, by the

the buſhel, and about two ſhillings and ſix pence: ſo if you reckon for *Lathes*, Peggs, and Nails three ſhillings; for Mortar, which is not much finer than that for Brick-work, but muſt be better wrought and drier, you may reckon that it may reaſonably take a fifth part, of ſo much as is allowed for a Rod of Brick-work, for which you may reckon four ſhillings and ſix pence, or five ſhillings; for workmanſhip, for every ſquare three ſhillings, two reaſonable Brick-layers and three *Laborers* being with much eaſe able for to lathe and lay four ſquare every day; to which you may adde one ſhilling for every ſquare for the Maſter *Brick*-layers ſuper-viſing them; for which if you agree by the great, and the Work-man to finde all materials, you may give for every ſquare of Tyling twenty nine, or thirty ſhillings, materials being at the Rates before mentioned.

For workman-ſhip of every ſquare only three and ſix pence, or four ſhillings: ſome will inform the *Builders* of the great loſs, as happens by broken Tyles, which is ſomething, but not much; they making uſe of moſt halfs and pieces of Tyles in one place or other; but notwithſtanding in the allowance of thirty ſhillings a ſquare, there is enough for the loſs.

If you lay ſix Lathes in every two foot, the Tyles will be four inches diſtance from each other; every ſquare will take up ſix hundred of Tyles.

If you lay ſeven Lathes in two foot, the Tyles will be diſtant from each other about three inches and an half, and will take up ſeven hundred of Tyles, which is the moſt uſual and beſt way of Tyling.

If you lay eight Lathes in two foot, it will be diſtant three inches, and will take up eight hundred of Tyles.

Note,

Note, *That you have ten Ridge-Tyles to every thouſand.*

Before the late Fire, twenty and five ſhillings a Square for Tyling, was the common Rate.

They agree for the laying of ten Inch Tyles, for Pavements for Cellars and Kitchins, by the hundred: Suppoſe an hundred of Tyles will coſt ten ſhillings, they will finde Mortar and lay the ſame for four ſhillings an hundred, or fourteen by the great.

Carpenters.

CArpenters do for the moſt part deal by the ſquare, which is ten foot every way, and an hundred in all. They agree ſo for their Flooring, Partitioning, Raftering, and have ſeveral prices for every ſort of work, according as the ſame may be. For Stair-caſes, they either agree by the whole, or by the ſtep; for their Windows they agree for ſo much a light. Of every particular I ſhall give the Builder ſome inſight.

Flooring.

Suppoſe that ſix ſquare of Flooring will take up three load of Timber, and that the ſame will coſt two pounds fifteen ſhillings a load, (a load being fifty foot) which comes unto for three load, eight pounds and five ſhillings; you may reckon that the Sawyer hath, one load with another (taking the better work with the worſer, as Summers, Breſt-plates, with Joyſts, Rafters, and Window-frames) eight ſhil-

ſhillings : The Carpenters workman-ſhip for framing, raiſing, and laying every ſquare of ſuch work at five ſhillings, which comes unto for ſix ſquare one pound and ten ſhillings; And the Summers, Joyſts, Sawing, Framing, and Raiſing for the ſix ſquare, nine pounds and nineteen ſhillings.

Every ſquare will take up at the leaſt eleven or twelve boards, they being ten, eleven, or twelve inches broad one with another, and about ten foot long; the rate of ſuch boards you may reckon at ſeven pounds ten ſhillings for an hundred, which for every ſquare comes to fifteen ſhillings, and for the whole ſix ſquare it comes to four pounds and ten ſhillings: to this you may adde four ſhillings for plaining, laying, and for nails, and nayling every ſquare; And for the ſix ſquare it comes unto one pound and four ſhillings; in all for the boarding five pounds fourteen ſhillings. And if you ſum the Joyſts and Flooring together, it comes unto ſixteen pounds thirteen ſhillings; which if you divide into ſquares, it comes unto two pounds fifteen ſhillings and ſix pence a ſquare, which may be reaſonable, every ſquare taking up ſo much Timber, Boards, and Nails, and being at the rates before mentioned.

Note, That every ſquare of Flooring doth not take up ſo much Timber; this being onely ſet down for demonſtration.

2. If you agree with the Maſter-workman by the great for this ſort of work, and he finde Nails, Sawing, Framing, and Laying, it may be worth fourteen or fifteen ſhillings a Square, which you may compute for the Sawing, as aforeſaid, four ſhillings for Framing and Laying a Square, one indifferent workman being with eaſe able to frame near two Square

every

every day; ſo that if you reckon that he is able to frame and lay a Square one day with another, it taking ſome time in fitting the ſame to the Building, for which you may reckon five ſhillings; for plaining the boards, and ſhooting them for a Square, two ſhillings; for laying and nayling them, two ſhillings; which comes to in all thirteen ſhillings: ſo that if you add for the Maſters ſuperviſing them, you may make the ſame up fourteen or fifteen ſhillings, for ſawing, framing, raiſing, playning, ſhooting, and nayling, which is reaſonable.

3. Before the Fire, work-men would have afforded to have framed, raiſed, and fitted a Square of ſuch Flooring as is before mentioned, and have found all materials, the Joyſts and Summers being Oak, and ſuch Deals, for forty eight ſhillings the Square; and if the Summers and Joyſts were to be made of Fir, they would frame the ſame for forty four, or forty five ſhillings; the price of Fir-timber being doubled ſince the late Fire.

Yellow Fir, called *Dram*, and comes from *Longlound*, *Tonſberry*, *Swinſound*, *Moſſe*, *Dronton*, *Bergen*, and other places, is the beſt ſort of Fir for flooring, and is longer than the white Fir; this ſort of Fir is very ſcarce and dear at preſent. Deals of fourteen or fifteen foot long, and of fourteen or fifteen inches broad, are moſt decent for Flooring, although they uſually have more than twice the rate of ordinary Deals.

The uſual loſs in Oaken Timber in Slabes, and in Sawing, it being indifferent ſtreight, and fit for the uſe of building, is about ſix foot in every load, the loſs in Firr is not half ſo much.

Parti-

Partitioning.

Suppoſe the principal Timber in a Partition-wall be four and three inches, ſmaller Timber, three and two inches; a ſquare will take up ten foot of Timber, for which you may reckon eleven ſhillings, for the Sawing of which one ſhilling and ſix pence, for the the framing, fitting and Nailes five ſhillings and ſix pence; which being computed together, amounts unto eighteen ſhillings for every ſquare.

Note, *That into the ſquares of Partitioning they reckon Door-Frames, and that ſeven, eight, or nine ſhillings may be reaſonable for the Workman-ſhip of Partition-Walls, and for* Nails.

Mantel-trees and Forſells.

For fitting of Mantel-trees and Forſells (the Timber and ſawing being at the charge of the Builder) one ſhilling for every Chimney.

Wall-plates, Lindals, and ſuch like, uſed by the Brick-layers, to defray the burthen of their work, hath no work performed by the Carpenter, except ſawing, which you may reckon as aforeſaid.

Window-Frames.

They uſually agree for Window-frames either by the Great for Workman-ſhip, the Builder finding materials, or to find them themſelves: they uſually reckon

reckon them by the light. Suppoſe that a Window hath four lights, and double rabbetted for Ornament; It will take up ſeven foot of Timber, for which you may reckon ſeven ſhillings and ſeven pence; for the ſawing, one ſhilling; for Workmanſhip, three ſhillings and four pence, which is for every light without ſawing, ten pence, and with ſawing, one ſhilling and one penny a light; and for the whole four lights, twelve ſhillings, and one penny, which is three ſhillings a light; there being ſo much Timber and Workman-ſhip in the ſame: Windows with ſingle Rabbets may be afforded one penny in every light cheaper than others. This is the uſual way as they agree for Windows, let the ſame have as many lights as it will.

Twelve pence a light for workman-ſhip is a fair allowance.

Shop-Windows.

Suppoſe a Shop-window to be twenty foot front, and the entrance, or door into the houſe, to be in the middle, and to be three foot and a half, to be made according to the Act of Parliament.

The Breſt-ſummer will take up twenty ſix foot of Timber, the Supporters by the Door and in the Windows over the Door, twenty four foot, the ground-plate ſixteen foot, the two Supporters by the wall eighteen foot, the two Tranſums for the Stalls eight foot, for two bars to faſten the windows four foot; it will take up in Timber in all about ninety ſix foot, for which you may reckon five pounds and ſix ſhillings; for ſawing of the ſame, fifteen ſhillings, for framing and fitting all the aforeſaid Timber, one pound

pound and five ſhillings; for making a good firm door of board, lyn'd with thin Deal, and glewed, with handſome ledges or battoums for ornament, eighteen ſhillings; for Shop-windows made after the ſame manner lined, and with ledges for ornament, there being two Windows, and each to cover forty two foot, and to be folded up with a Bar to faſten the ſame when ſhut, three pounds and five ſhillings. For Iron hinges to the Door, ſix ſhillings eight pence; for two Bars of Iron over the Door, two ſhillings; for a Lock and Staple ſubſtantial, ten ſhillings; for eight pair of hinges for the Windows, at three ſhillings a pair, one pound four ſhillings; for Hooks and Staples, ſix ſhillings eight pence; the ſame in the whole for Doors, Windows, and Smiths work, will amount unto about thirteen pounds, eighteen ſhillings and four pence.

And about ſix pounds nineteen ſhillings a ſquare for this ſort of work.

Roofing.

They uſually agree for the Roofing by the Square, which is ten foot ſquare as aforeſaid, they do this by the Great for Workman-ſhip, or for Workman-ſhip and Materials. Suppoſe a Roof that is twenty foot wide and thirty foot long, the principal Rafters being nine and ſeven inches the Purloins, twelve and nine inches, the Wall-Plates eight and ſix inches, the ſmall Rafters four and five inches, the Coller-beams ſix and three inches, this will take up to make the ſame in all two hundred foot of Timber, which is for every ſquare about twenty two foot and a quarter, allowing uſually waſte in Timber. The Timber

in

in all you may reckon (at two pounds fifteen ſhillings a load) eleven pounds; for ſawing of the four load (at eight ſhillings a load) one pound twelve ſhillings; for Workman-ſhip, in framing raiſing and fitting (at eight ſhillings a ſquare, being for the whole nine ſquare) three pounds twelve ſhillings, which amounts in all for the ſaid nine ſquares, ſixteen pounds four ſhillings, and for every ſquare one pound ſixteen ſhillings, which is reaſonable, and may be afforded.

For Workman-ſhip and all materials to be found by the Carpenter, except Timber, twelve or thirteen ſhillings a ſquare is reaſonable.

Note, *That the Windows erected in the Roof are alwayes meaſured into the ſquares, and it is accompted amongſt Workmen to take up no more Timber, than if it were not, ſo that it doth make good the ſame.*

The ordinary way of computing how many ſquare of Raftering there will be in a Roof, is firſt to conſider how much the ſame is upon the ſquare, as in the foregoing Diſcourſe: If twenty foot wide, and thirty foot long, which you may reckon after this manner, twenty times thirty is ſix hundred foot, to which add the half to what is upon the ſquare, which is three hundred, and being added together make nine hundred; every hundred being a ſquare, there is nine ſquare; that is a general rule in computing Roofing.

Stair-caſes.

The uſual way for agreeing for this ſort of work, is either by the Step, or by the Great, of both which I ſhall give you ſome accompt.

First for a pair of open Newel-Stairs (which are Stairs with a well or light coming from the top.

Suppose that the Stairs that are to be carried through the whole Building, are to be placed in eight foot, and five foot and a half, the Stairs being three foot wide all the way, the open Ewell will be five foot: admit that there will be seventeen Steps, which must be made of Elm for the toughness of it, being fittest for this use; it may be worth two shillings and four pence every Step for Workman-ship and Materials, which being reckoned altogether, amounts unto one pound nineteen shillings and eight pence. To this you may add for Posts, Rails, Bannisters, Pendalls, and Balls for conveniency and ornament, one pound ten shillings, which amounts unto for the whole Stair-case and for all materials, three pounds ten shillings; and for every Step reckoning the Rails, Posts, *&c.* something more than four shillings a Step.

Note, *That you may make these Stairs either Harth-pace-stairs, and so have one or two landing-places, or else flyers and winders, which are plain, and triangular Steps without any Landing-place. For an ordinary Stair-case, that may be comprised in six or four foot, only with flyers and winders, it may be reasonably worth two shillings six pence a Step, and the Workmen to find all materials.*

And if the Owner finds them, then Eight pence or nine pence for every Step.

Plaisterers

Plaiſterers.

You may reckon that an hundred of Lyme, which is worth ten ſhillings, and half a load of Sand that is worth one ſhilling ſix pence to mix with the ſame, and five Buſhels of hair worth ſeven ſhillings ſix pence, will cover one thouſand of Laths that are five foot long, and worth one ſhilling eight pence a bundle or hundred, which for a thouſand is ſixteen ſhillings & eight pence, which for all materials, amounts to 1 *l.* 15 *s.* 8 *d.* to which you may add 14 *s.* 4 *d.* for Workman-ſhip in Lathing and Plaiſtering, it amounts unto 2 *l.* 10 *s.* which is after the rate of ten pence for every ſquare yard of work, for Ceeling or Partition-walls, a thouſand of Laths covering ſixty yards of Plaiſtering.

Every hundred of Laths cover ſix yards of Ceeling or Partitioning; Partition-walls you may have Lathed, Plaiſtered, and Rendered for one ſhilling a yard.

For Lathing and Plaiſtering againſt Ceelings and Partitions, ten pence a yard, and they to find all materials; or two pence half penny or three pence a yard, and the owner to find them.

For white waſhing with ſize, two pence every yard.

For Rendring, two pence a yard.

Plaiſtering upon Brick-work, is worth four pence a yard, and to find all materials; for Workman-ſhip it is worth one penny or three half pence the yard.

Fret Ceeling, the Mouldings being five inches deep, and full of fine work, with divers inrichments in Moulding and Fouldage in Squares and Angles,

the Workman-ſhip may be worth four ſhillings a yard flat meaſure.

Half a Tun of Plaiſter of *Paris* will lay fifteen yards of Lath-work, and as much more upon Brick; it is worth one ſhilling ſix pence the yard to be caſt upon Laths, and about nine pence a yard to be caſt upon Brick.

Maſons.

For Peer-ſtones on both ſides the Building, fronting high and principal Streets, at five ſhillings the foot, the Maſon to find ſtone; and one ſhilling a foot for Workman-ſhip.

Paving with *Portland* ſtone, eight pence a foot.

Paving with white and black Marble, at two ſhillings and eight pence the foot.

Paving with ordinary paving Stones for Kitchins and Yards, ſeven pence or eight pence a foot.

Smiths-Work.

Iron Bars, Hinges, Bolts, Staples, great Hooks, and ſuch like plain-work, are worth two pence half penny, or three pence the pound weight.

Iron Caſements about two foot and a half high, about three ſhillings ſix pence, or four ſhillings a peece.

Folding Caſements about the ſame height, with Bolts and other accoutrements is worth eleven or twelve ſhillings a pair.

Iron Caſements of three foot or ſomething larger, four ſhillings and ſix pence, or five ſhillings a pair.

Folding

Folding Caſements for the ſame bigneſs, fifteen or ſixteen ſhillings a pair.

Iron Balconies made plain and Rivetted, are worth three pence half penny a pound.

Iron work is either dearer or cheaper, according as the price of Coals either riſe and fall.

An Iron Balconie made with a plain Bar, and a twiſted one, and the principal Bars twiſted, the ſmall Bars being about two inches and a half, or three inches diſtance from each other, and a principal twiſted Bar with a knob in it, in every yard or four foot, is worth five pence the pound, or five pence half penny or farthing. Every yard to make it ſubſtantial and good work, will weigh about Seventy and five pound weight, and a Balconie of ten foot will weigh four hundred and fifty pound weight, being with the two ſides Eighteen foot, which is ſix yards, and at five pence a pound it amounts unto nine pounds ſeven ſhillings and ſix pence for a Balconie.

Note, *That they weigh with the Balconie, the Bars that are to faſten the ſign thereunto.*

A plain Balconie for the Dimenſions aforeſaid made very ſlight, may not be worth above three pence half penny the pound, or four pence at the moſt; and will not weigh above three hundred and fifty pound.

Plummers.

Sheet-lead weighing about ſix or ſeven pound every ſquare foot, they will caſt the ſame and lay the ſame for three ſhillings a hundred; and it being fif-

teen pound a Fother, they will lay it for eighteen ſhillings a hundred, and find Lead.

For Leaden Gutters for every hundred weight and to find Sawder, three or four and twenty ſhillings, and about eight ſhillings an hundred for Workmanſhip and Sawder; Sawder is about eight pence or nine pence a pound.

In exchange of old Lead for Sheet-lead, they will accept three ſhillings in every hundred for waſte.

Glaſery.

The beſt *French* Glaſs wrought with good Lead well Simmoned, is worth Sixteen pence a foot; it is very ſcarce now, and conſequently dear.

Engliſh Glaſs with ſquare panes is worth ſix pence half penny or ſeven pence a foot; ſome will take ſix pence a foot.

Ordinary Glaſs for quarries at five pence, or five pence half penny a foot.

Obſerve that the Glaſier doth not put amongſt the white Glaſs, green.

Painters.

For a fair Stone-colour laid in Oyl for Windows, Doors, Rails, and Banniſters for Stair-caſes, Shop-windows and Mundilions, is worth twelve pence the yard being coloured over thrice.

For a Timber Colour in Oyl over Doors and Windows, at nine pence a yard.

For a Door painted on the one ſide with a Stone-colour, twelve pence a yard.

And for a light of a Window ſix pence.

For a Lead-colour in Oyl, nine pence or ten pence a yard.

Painters

Painters work of ordinary lights of Windows in Oyl at ſix pence a yard, or three pence a light.

For Painting the beſt *Cerulian* or Blew colour in Oyl 1 *s.* 6 *d.* a yard.

Joyners-Work.

All Balliſters at one Penny an inch upon the Diameter of the Balliſter; ſo if two inches over, two ſhillings a Dozen; and if ſix inches, ſix ſhillings a Dozen.

Heads and Pendants being four inches Diameter at four pence a head; ſix inches Diameter, ſix pence a head.

Balls twelve inches Diameter, two ſhillings and ſix pence apeice.

Carvers.

For Bandilivers about eighteen inches deep, and eight inches broad, handſomly Carved with flowers or other work, at five ſhillings a peice Carving, only to be placed under the Roof fronting the Street.

There is thoſe that do it for four ſhillings a peece; but very ordinary work.

Experience tells us, that as times change and occaſions differ, priſes may alter; that therefore is left to the Builders diſcretion to make enquiry into. I ſhall now proceed to give an accompt what ſeveral Houſes to be built according as direction is ſet down in the Act of Parliament, may be worth; Materials being at the rates as are there ſuppoſed.

How Houſes muſt be Built in high and principal Streets.

HOuſes which front high and principal Streets, are to be four Stories high beſides Cellars and Garrets, the Cellar not to be leſs than ſix inches lower than the Street, nor more than eighteen inches; the Cellar not to be leſs than ſix foot and a half. The firſt Story to be ten foot high, the ſecond ten foot and a half, the third nine foot, the fourth eight foot and a half: All the walls in the Cellar that are front and reer, to be two Bricks and a half thick.

Front and reer walls in the firſt Story to be two Bricks and a half thick, and the party-walls of the firſt Story two Bricks thick, and the other three Stories both front and reer, and party-walls to be of the thickneſs of one Brick and a half, and the Garrets to be one Brick at the leaſt.

Theſe Buildings are to have Iron Balconies of the breadth of four foot, and the length of two thirds of the front at leaſt, the reſt to have a Penthouſe of the ſame bredth, covered with Tyles, Lead or Slate.

What ſeveral Houſes in high and principal Streets, and in other Streets and Lanes of note, may coſt building.

A Computation in a Houſe that is to be built in a high Street, according to the Statute, and is to be twenty foot Front, and forty foot in depth, you may reckon your Brick-work and the reſt of the building, after this manner.

Firſt,

Firſt, as to the Party-walls.

The Cellar being ſix foot and a half, and ten inches being added for the room taken up by Summers and Joyſts, is ſeven foot and four inches; and ſo you may add as followeth, into the Brick-work.

	Foot.	*Inches.*
The Cellar	07	4
The ſecond Floor	10	10
The third Floor	11	4
The fourth Floor	09	9
The fifth Floor	09	3
Which being all joyned together, from the Cellar to the Roof, it amounts unto	48	6

	Rods.	*Foot.*
Which being computed at a Brick and half for one Party-wall, is	7	290
For both Party-walls	15	188
To this you may add for the ſurpluſage of one Brick in the Cellar, 209 foot for one Party-wall, it being reduced to one Brick and a half.		
For both the Party-walls	001	146
The ſurpluſage of half a Brick for one Party-wall in the firſt Story, being reduced to one Brick and a half	00	177
For both Party-walls	00	354
The Party-wall, or Gabel-end, and brick-work in the Garret, being reduced to one Brick and a half, will take up	00	220
Both Gabel-ends	00	440
All the odde feet of one Party-wall, reckoning the Garrets, in all amounts unto	03	020
And both the Party-walls amount unto	06	040

One

	Rods.	*Foot.*
One Party-wall altogether, will be	10	020
Both the Party-walls will be	20	040

One Party-wall at 6 *l.* a Rod, amounts unto 60 *l.* 8 *s.* 10 *d.* Both Party-walls unto 120 *l.* 17 *s.* 8 *d.*

Every Rod of this ſort of Brick-work, is worth for workman-ſhip 25 *s.* a Rod.

Every foot of Brick-work is worth five pence farthing a foot; and in that computation is one ſhilling leſs in a Rod of Brick-work than ſix pound.

Let the Builder obſerve that there be no Sammel-bricks made uſe of, not ſo much as in the Choar of the Foundation, and that the ground whereon the Foundation is to be laid, be well rammed.

Where the Foundation is to be placed in a Bog, or infirm Ground, which may probably be near the *Thames*, and other places, there it will be convenient for the Builder to drive Timber-ſtakes, ſo to make the ſame as firm as he can; for if his Foundation ſhould ſlip, or give way but one inch, it would make a crack in that ſide of Brick-work from bottom to the top, if not endanger the whole Building.

Let the Mortar be well tempered; being unequal in thickneſs it may cauſe the Work to ſettle more in one place than in another next to the Brick-work in Front and Reer.

	Rods.	*Foot*
There being in the whole, running meaſure, and at a brick and a half	6	202
The ſurpluſage of one brick in the Cellar, is	0	198
The ſurpluſage of one brick in the firſt Story, is	0	286
The whole Front and Reer-work, running meaſure, is	8	142

You

	Rods.	*Foot*
You may deduct for four Windows in the Cellar nine foot apiece, which in brick-work being five half bricks thick, is in all	0	60
For the Shop-windows, being five half bricks thick	0	314
For two Windowes and a Door in the Reer	0	117
For two Windows forty foot, and a Balcony-door thirty five foot	0	75
For three Windows backwards	0	60
For ſix Windows in the third Story	0	120
For ſix Windows in the fourth Story	0	90
The whole deduction is 836 foot, which is	3	20
So that the whole Front-work and Reer-work is	5	122

Which is worth after the rate of ſix pound a Rod, thirty two pounds fifteen ſhillings.

Note, *That this ſort of work to be Rubbed, and the Windows and Doors being Arched, is worth thirty four, or thirty five ſhillings a Rod. And to erect the whole Work at ſix pound a Rod, they may perform this into the bargain, materials being at the rates before mentioned.*

In this Building ſuppoſe there be nine Chimneys, which being reduced to a brick and a half, will take up three Rod of work; every Chimney taking fifteen hundred of bricks, for which you may reckon ſeven pound a Rod, which is one and twenty pounds, and two pounds ſix ſhillings eight pence a Chimney.

Note,

Note, That if your Stack of Chimneys be placed againſt a Party-wall, it may be erected about ten ſhillings in every Chimney cheaper, or ſix ſhillings eight pence at the leaſt, it taking up three hundred, or four hundred brick leſs: After which reckoning, the Chimney comes unto forty ſhillings a piece, and eighteen pounds in the whole. The Chimneys in this building, as you may obſerve by the Plat-form, is placed in the Party-wall. But in the whole building, it will be much at one charge, the Chimneys being placed in the middle, take up ſo much the leſs Timber in Partitions, and the Stack doth ſometimes ſerve to lay Joyſts on, inſtead of a Summer or Girder.

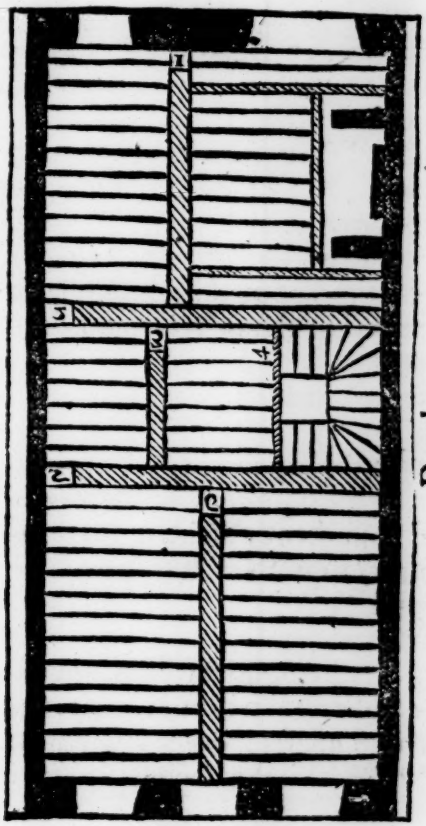
The Cellar to be paved with Ten-inch Tyles at fourteen ſhillings a hundred, will take up one thouſand and eighty Tyles; which may be valued at ſeven pounds eleven ſhillings and two pence.

To pave the aforeſaid Cellar with brick, it will take three thouſand and five hundred bricks; for which you may reckon for bricks, mortar, and workmanſhip for laying the ſame, four pounds and ten ſhillings.

For ſix Ten-inch Tyles for every Chimney, and for the nine Chimneys fifty four Tyles, and for laying them, eight ſhillings.

Next,

Next, as to the Carpenters Work, for the Dimenſions aforeſaid, the Summers and Joyſts being laid as in the Platform.



The two firſt Girders, or Summers being to be according to the Statute, fourteen inches broad, and ten inches deep, being from eighteen to one and twenty foot long: The Joyſts adjoyning to the ſame to be three inches thick, and ſix, ſeven or eight deep, being ten foot long.

The

The third Summer to be eleven inches broad, and eight in depth, being from ten foot to fifteen foot in length.

The fourth being a Croſs Joyſt or Girder, muſt be ſtronger than the other Joyſts; becauſe of the diſcharge of the Stairs you may reckon at ſix inches broad, and eight inches deep.

The Joyſts adjoyning to the ſame to be three inches broad, and ſix, ſeven, or eight inches in depth.

The fifth Summer to be fourteen inches in breadth, and ten inches in depth.

The ſixth Summer to be thirteen inches in breadth, and nine inches in depth, being about fifteen or eighteen foot long. The Joyſts to be three inches, and ſix, ſeven, or eight inches as aforeſaid.

The three Joyſts for the diſcharge of the Chimney-work to be ſix inches broad, and eight inches in depth.

The firſt Summer or Girder takes up eighteen foot of Timber.

The ſecond Summer or Girder takes up twenty foot of Timber.

The four hundred and twenty Joyſts adjoyning to the ſame, take up thirty three foot, and four hundred thirty two inches; every Joyſt being nine foot and a half, takes two thouſand three hundred ninety and four ſquare Inches, being three inches thick, and ſeven inches in depth.

The third Summer being nine foot, will take up five foot, and eight hundred fifty and ſix ſquare Inches.

The fourth being a Croſs Joyſt, or Girder for the Stayrs, will take two foot, and five hundred ſeventy and ſix ſquare Inches.

The twelve Croſs Joyſts, every Joyſt being ſeven foot

foot long, and three inches in thickneſs, and ſeven inches in depth, every Joyſt will take up one thouſand ſeven hundred ſixty and four ſquare Inches; and the twelve will take up twelve foot of Timber, and three hundred and fifty and two Inches.

The fifth Summer will take up twenty ſquare foot of Timber.

The ſixth Summer being nine and thirteen inches, will take up eleven foot of Timber, and one thouſand fifty and two Inches.

The twenty Joyſts, with the three Joyſts for the diſcharge of the Chimney, will take up in all eight and twenty foot of Timber, and ſix hundred and eighteen inches.

The odde inches in all amounts unto two foot and two hundred and thirty inches.

To which if you add about eighteen foot for loſs of Timber in Slabes, and for the Saw, which make the ſame one hundred ſixty and nine foot, being ſeven ſquare of Flooring; there being ſeventy nine foot deducted for the Chimney and Stair-caſe.

According to which Computation, every ſquare will take up twenty four foot of Timber, and is worth about 1 l. 6 s. 4 d. Timber being at 2. l. 15 s. a Load: Every ſquare will take up eleven or twelve Boards, which are about ten, eleven, or twelve inches broad, and about ten foot one with another in length; for which you may reckon fifteen ſhillings for Nails, for laying the ſaid Boards ten pence or twelve pence. For workmanſhip in ſawing, framing, raiſing, plaining, and laying the Timber, Boards, Nails, and nailing, fifteen ſhillings every ſquare.

For a whole ſquare it amounts unto two pounds ſixteen ſhillings and four pence.

For the ſeven ſquare, nineteen pounds ſixteen ſhillings and four pence.

For the ſecond Story, the Builder may be ſatisfied that his ſecond Floor will take him up as much Timber and Boards as his firſt. But in this ſort of Flooring the moſt uſual way is for to lay all the Joyſts fronting the Street; for which I need not to lay down any Platform, it being ſo plain.

The Builder may adde fourſcore foot for the Balcony and Pent-houſe; for which he may reckon forty ſhillings, which may be allowed for the room taken up by the Chimneys in the Roomes fronting the Streets: ſo that for the five Floors it amounts unto Ninety nine pounds one ſhilling and eight pence.

For decency it will be requiſite not to have the Girders altogether ſo deep as ten inches in the ſecond, third, and fourth Story; if the Girder be about nine inches deep, although it be the broader, it matters not, and the Joyſts adjoyning to the ſame, to be about eight inches in depth: the Plaiſtering and Lathing under the ſame will take up about an inch, which will make the Ceeling very uniform: to make it after this manner, it will not take up any more Timber than the firſt Floor, there being four Girders in the ſame.

Let the Builder obſerve to lay all the ends of his Joyſts and Summers in Loam, to preſerve them from rotting; the heat of the Lyme very much rotting and conſuming them.

Obſerve that the Carpenter doth pin all his Tayl-Joyſts, they being apt to ſlip, having no greater ſtay than a Brick in the wall.

Note, *That the Carpenter doth often deviate from the Scantlings before mentioned, and computed to be in all*

all the Stories: he ſometimes laying his Joyſts thirteen or fourteen inches diſtance from each other, and makes them fourteen or fifteen foot long, whereas they ought to be but ten foot long, and will make the Girders ſmaller. Let the Builder obſerve to take this benefit to himſelf.

Scantlings for Timber for Floors, ſet down by the Statute, for high and principal Streets, or Lanes.

	foot		bredth inches		length inches		thick depth inches	
Summers or Girders which bear in length from	10	to	15	11	8	Joyſts which bear ten foot	3	6
	15		18	13	9		3	7
	18		21	14	10		3	7
	21		24	16	12		3	8
	24		26	17	14		3	8

	inches		inches
Principal diſcharges upon Peers, or Breſt-Summers, in the firſt Story, in fronts	13	and	12
	15		13

Binding-Joyſts, with their Trimming-Joyſts, thickneſs five inches, depth equal to their own floors.

	inches		inches
Wall-plates, or raiſing Pieces and Beams	10	and	6
	8		6
	7		5

Lintals of Oak in the firſt and ſecond Story, eight inches, and ſix inches.

Lintals of Oak in the third Story, five inches, and four inches.

For Timber ſawing, framing and laying round the Hearth of every Chimney, taking up three quarters of a foot of Timber, for which all together you

may reckon two ſhillings a Chimney, and for the nine Chimneys eighteen ſhillings.

The Builder may alſo allow ſix foot of Timber for every Chimney, for Mantle-trees and Torſels; and for the nine Chimneys it will take up one Load and four foot of Timber. The ſawing and workman-ſhip for every Chimney is worth two ſhillings.

The Timber and Workman-ſhip worth eight ſhillings and ſix pence a Mantle-tree and Torſel, and for the nine Chimneys three pounds ſixteen ſhillings and ſix pence.

Timber in Lintals.

One Lintal to diſcharge the building of the two back Windows in the Cellar, five foot of Timber.

One Lintal to diſcharge the two Windows and back door in the firſt Story, eight foot of Timber.

One Lintal to diſcharge the two Windows and Balcony-door, eight foot of Timber.

One Lintal to diſcharge the three back Windows of the ſecond Story, eight foot of Timber.

Lintals to diſcharge the back-work in the third Story, for the ſix Windows, twelve foot of Timber.

	l.	*s.*	*d.*
Lintals in all, will take up about one and forty foot of Timber; for ſawing of which you may reckon ſix ſhillings, and for Timber 2 *l.* 5 *s.* 1 *d.* which comes unto in all for ſawing and Timber	2	11	1

Note, *There is no work performed by the Carpenters in the Lintals, but by the Sawyer alone.*

The Windows about the whole Building being double rab-

rabbetted, you may reckon three shillings a Light, and painting of a fair Stone-colour, being painted there, and laid in Oyl, six pence a Light.

	l.	*s.*	*d.*
For eight Lights in the four Window-frames in the Cellar	1	4	0
For eight Iron-bars to the same	0	8	0
For painting the same	0	4	0
For glasing the four Windows, every window taking up five foot of Glass; for which if you reckon six pence a foot, for the four Windows it comes unto	0	10	0
For two Back-windows in the first Story, having eight Lights	1	4	0
For Boards to lay in the 24 Windows, at one shilling three pence apiece	1	10	0
For Bars of Iron	0	8	0
For two Iron Casements	0	9	0
For painting	0	4	0
For glasing the two Windows, taking up twelve foot apiece	0	12	0
For glasing over the back and fore-door, taking up between the seven foot	0	3	6
For two Window-frames fronting the Street in the second Story	1	4	0
For two pair of Folding-Casements	1	10	0
For painting	0	4	0
For glasing	0	12	0
For two Casements	0	9	0
For six Windows in the third Story, having twenty four Lights	3	12	0
For four Casements	0	18	0
For painting	0	12	0
For glasing	1	16	0
For six Windows in the fourth Story, ha-			

	l.	*s.*	
ving twelve Lights	1	16	
For painting	0	6	
For four Caſements	0	18	
For glaſing	1	4	
For five Windows in the Garrets, having ten Lights	1	10	
For three Caſements		13	
For painting	0	5	
For glaſing	1	0	
For glaſing the Light for the open Ewel	0	6	
For painting of the Frame	0	1	
The two Peer-ſtones will take up about thirty and eight foot of Stone, which at a Crown a foot, amounts unto nine pounds; whereof is to be repaid 4 *l.* 10 *s.* by thoſe who have the benefit of the Party-wall.	9	0	0

Shop-Windows.

The Breſt-Summer will take up twenty ſix foot of Timber. The Supporters or Frame on each ſide the door, and for the Windows over the door twenty four foot of Timber The Ground-plat ſixteen foot of Timber. The Supporters on each ſide the wall eighteen foot of Timber. The two Tranſums by the Stall eight foot of Timber. For two bars of wood to faſten the Folding-windows four foot of Timber. In all it will take up about ninety ſix foot of Timber, and is worth in all

l.	*s.*	*d.*
5	6	0

For

	l.	*s.*	*d*
For Sawing	0	15	0
For framing and fitting	1	05	0
For making a handſom Door, lyned with Slit-deal, and with Battunes glewed	0	18	0
For four Folding-windows made and lyned as the Door, and for lyning with board under the Tranſum, three pound five ſhillings : for Iron Hinges to the door ſix ſhillings eight pence : for Lock and Staple ten ſhillings: for 2 bars of Iron for the Windows over the door two ſhillings : for eight pair of Hinges for the Windows one pound four ſhillings : for Hookes and Staples ſix ſhillings eight pence. It amounts unto in all	5	14	4
The painting the Shop-windows, there being about twenty five yards	1	05	0
So that the Shop-windows amount to in all fifteen pounds three ſhillings four pence.			
The back door made with a ſubſtantial frame; the frame will take up, being made ſubſtantial, ſixteen foot of Timber; which is ſeventeen ſhillings ſix ſhilpence; for ſawing and framing ſix ſhillings: for the door making and boards ſix ſhillings : for a Lock five ſhillings : for two bars of Iron for the windowes over the door two ſhillings. In all	1	16	6
For the Balcony making, framing, and Lock	1	16	6
For painting on both the ſides of both the ſaid Doors and Frames	0	10	0

Roofing.

For eight principal Rafters, being fifteen foo long, and nine inches in depth, and seven in thick neſs, fifty ſix foot of Timber.

For ſixty four ſingle Rafters, being nine foot long and five and four inches, ſeventy and two foot Timber.

For four Purlines, being between eighteen an one and twenty foot long, and twelve and nine inc es in thickneſs, ſixty two foot of Timber.

Single Rafter being four foot long, and four an three inches and a half in thickneſs, thirty three fo of Timber.

For Choller-beams, ſixteen foot of Timber.

The whole Roof after this computation will tak up two hundred ſixty three foot of Timber; to whic you may add thirty ſeven foot of Timber for loſs i the cutting and contriving the ſame, which makes up juſt ſix Load of Timber, which is worth 2 *l.* 15 a Load, and for the ſix Load it amounts unto ſixtee pounds and ten ſhillings.

The Building before-mentioned will take up thir teen ſquares, and twenty foot of Raftering; you ma reckon that every ſquare will take up near twent three foot of Timber, wanting four odd inches: Fo which you may reckon 1 *l.* 5 *s.* for Nails, ſawing framing, raiſing and fitting 13 *s.* a ſquare, which a mounts unto 1 *l.* 18 *s.* a ſquare; and for the whol thirteen ſquares and twenty foot, 25 *l.* 1 *s.* 7 *d.*

Note, *That the Carpenter reckons nothing for the Roof ing of Windows in the Roof, but reckons that in the plain ſquare.*

Scan-

Scantling for Timber for Roofing, ſet down by the Statute, for the high and principal Streets and Lanes of Note.

	Length. Foot Foot		Thickneſs. Inches	Inches
Principal Rafters from	15 to 18	at foot 9 / at top 7	7	
	18 to 21	at foot 10 / at top 8	8	
	21 to 24	at foot 12 / at top 8	8½	
	24 to 26	at foot 13 / at top 9	9	
Purlines from	15 / 18 to	18 / 21	9 / 12	8 / 9
Single Rafters, not exceeding in length	9		5	4
	6		4	3½

Tyling.

You may reckon that the windows in the Roof will take up a ſquare of Tyling more than the Carpenters reckon for Roofing; for which if you reckon one pound ten ſhillings a ſquare, the Tyles being laid three inches and a half diſtance from each other, it amounts unto for fourteen ſquare and twenty foot — *l.* 21 *s.* 6 *d.* 0

For Timber for ten Candilivers — 0 17 4

For carving them, at five ſhillings apiece — 2 10 0

For painting them on a Stone-colour, and under the Roof — 0 6 0

	l.	s.	d.
For painting under the Roof in the Reer of the Houſe	0	4	0

The Stairs to this Building to be contained in five foot and a half, and eight foot to be an open Ewel Stair-caſe with winders and flyers, and the Steps to be about ſeven inches and a half deep; you may reckon, as in the fore-going diſcourſe, four ſhillings a Step, with Poſts, Rails, Balliſters, and Balls

	l.	s.	d.
The Stairs in the Cellar to have twelve ſteps	2	8	0
The Stairs in the firſt Story to have ſeventeen ſteps	3	8	0
The Stairs in the ſecond Story to have eighteen ſteps	3	12	0
The Stairs in the third Story to have ſixteen ſteps	3	4	0
The Stairs in the fourth Story to have fifteen ſteps	3	0	0
For painting the Rails, Balliſters, and Balls, one Stair-caſe with another taking up five yards	1	5	0
For a Partition-wall in the Cellar, made of Timber, which hath one ſquare and thirty foot in the ſame, you may reckon that every ſquare of partitioning, will take up about eleven foot of timber to be made ſubſtantial; for which you reckon twenty ſhillings a ſquare, and for one ſquare and thirty foot, it comes unto	1	6	1

Note, *That the Carpenters do reckon the Door-caſes into the ſquare of Partitioning.*

For

	l.	*s.*	*d.*
For a Door	0	4	6
For Plaiſtering, Lathing and Rendring, at one ſhilling a yard, and for twelve yards and a half in the Cellar	0	12	6
For one ſquare, and ninety foot of Partitioning in the firſt Story	1	18	0
For a Door	0	6	8
For painting the ſame on both ſides, and Frame	0	5	0
For a Lock two ſhillings ſix pence: for a pair of Hinges two ſhillings ſix pence	0	5	0
For Lathing and Plaiſtering on both ſides of the Partition at ten pence a yard, and for thirty ſix yards, and for ſizing two pence a yard	1	16	0

Note, *That if there be no Partition in the Shop, this charge, which is* 41. 10 s. 8 d. *muſt be deducted.*

	l.	*s.*	*d.*
For a Door for the Cellar, Lock, Hinges, and painting	0	14	0
For plaiſtering both the Party-walls of the firſt Story, each taking up 45 yards; for which you may reckon 4 pence a yard, and for ſizing two pence	2	5	0
For 88 yards of Lathing, and plaiſtering the Ceeling of the firſt Story, and the Ceeling over the Stairs there	3	13	4
For Plaiſtering and Lathing under the Balcony	0	7	6
For fourteen yards of Plaiſtering in the Reer of the firſt Story, and on the ſide of the Windows	0	4	8
For ſizing the ſame	0	2	4

For

	l.	s.	d.
For three ſquare, and ſeventy foot of Partitioning in the Partition in the ſecond Story, being round the Stair-caſe	3	14	0
For thirty ſix yards of Plaiſtering, Lathing, and Rendring	1	16	0
For ſizing on one ſide	0	6	0
For two Doors	0	10	0
For two Locks, and two pair of Hinges	0	10	0
For painting the Doors on the one ſide, and the Frames	0	6	0
For plaiſtering both the Party-walls and Chimney, taking up ninety four yards of Plaiſtering	1	11	4
For ſizing the ſame	0	15	8
For eighty ſix yards of Lathing and plaiſtering of the Ceeling of the ſecond Story, and the Ceeling over the Staires there; the Chimneys being deducted	3	11	8
For fifteen yards of Plaiſtering againſt the wall in the Front	0	5	0
For ſizing	0	2	6
For eighteen yards of Plaiſtering in the Reer	0	6	0
For ſizing the ſame	0	3	0
For three ſquare and twenty foot of Timber partioning in the third Story	3	4	0
For Plaſtering, Lathing, and Rendring of thirty yards and an half in the third Story	1	10	6
For ſizing of the ſame	0	5	0
For two Doors	0	10	0
For two Locks, and two pair of Hinges	0	8	0
For painting of the two Doors on the one ſide, and the Frames	0	6	0
For thirty three yards of Plaiſtering in the			

	l.	*s.*	*d.*
the Front and Reer of the third Story	0	11	0
For ſizing the ſame	0	5	6
For eighty ſix yards of Lathing and Plaiſtering over the Ceeling in the third Story, over the Stairs	3	11	8
For eighty two yards of Plaiſtering in the two Partition-walls	1	7	4
For ſizing the ſame	0	13	8
For two ſquare, and ſixty ſeven foot of Timber, partitioning in the fourth Story	2	15	2
For twenty five yards and an half of Lathing, Plaiſtering, and Rendring	1	5	6
For ſizing the ſame	0	4	2
Fort wo Doors	0	10	0
For two Locks, and two pair of Hinges	0	8	0
For painting the two Doors and Frames	0	6	0
For thirty four yards of Plaiſtering in the Front and Reer of the fourth Story	0	11	4
For ſizing the ſame	0	5	8
For eighty ſix yards of Lathing, and Plaiſtering the Ceeling, and over the Stairs in the fourth Story	3	11	8
For ſeventy eight yards of Plaiſtering againſt both the Party-walls	1	6	0
For ſizing the ſame	0	13	0
For plaiſtering againſt the four Gabel-ends in the Garrets, taking up forty yards	0	13	4
For ſizing the ſame	0	6	8
For Lathing and Plaiſtering under the Windows, and under the Roofs of the two			

	l.	*s.*	*d.*
two Garrets, in all taking up one hundred and four yards	4	6	8
For forty yards of fizing	0	6	8
For two Doors and Door-cafes	0	18	0
For two pair of Hinges	0	4	0
For an Iron Balcony thirteen foot and eight inches long, and four foot broad, weighing five hundred and fifty pound, being made with a plain and wrought Bar, as aforefaid	11	9	2
For painting the fame	0	7	0
For Sheet-Lead for the Balcony, taking up four hundred weight; and for two hundred weight to cover the Pent-houfe on each fide, you may reckon that the Gutters, and the Covering of the Ledges, and for Spouts, and for fome other fmall ufes, will take up at leaft a thoufand weight more of Lead, which is in all fixteen hundred weight; for which you may reckon eighteen fhillings an hundred, and for the fixteen hundred it amounts unto	14	8	0
The Brick-layers work, and for bricking the Cellar for the Building before-mentioned, comes unto	197	0	8
The Carpenter and Carvers work in all, comes unto	194	14	7
The Maſons work	09	00	0
The Plaiſterers work	39	13	0
The Smiths work	22	06	0
The Painters work	07	02	0
The Glaſiers work	07	03	6
The Plummers work	14	08	0
The Building in all	491	07	9

The

The Builder is to receive of his next Neighbor, if they have the benefit of all his Party-walls and Peer-ſtones, ſixty five pounds and ten pence, which being deducted out of the whole Building, the remainder is 426 l. 6 s. 11 d.

In the Building before, and hereafter mentioned, there is no mention made of the digging the Cellars, for that in *London* they are for the moſt part ready digged; ſo that the Charge of digging ſuch Cellars is to be added.

Neither have I made any mention of the digging of Vaults for the Neceſſary-houſe, for the ſame reaſon. Let the Builder make election of a convenient place for the placing the ſame in, either in an Out-yard, or in a convenient corner in the Cellar, or elſe where, where it may not be obnoxious to any part of the houſe.

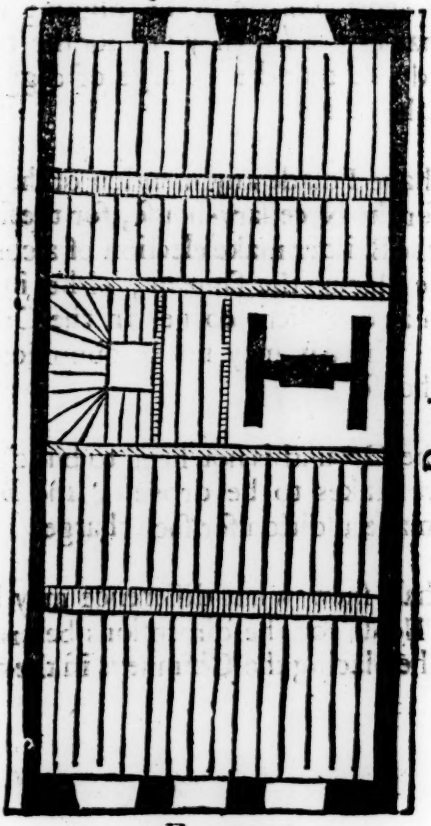
Where the Ground is not firm to build on, but doth require ſtakes to be droven, the Builder is likewiſe to make addition for ſuch charge.

Next I ſhall ſhew what difference may be in the building a Houſe for the dimenſions before-mentioned, and the placing the Chimneys in the middle.

A Plat-

A Platform for a Houſe in a high Street, or Lane of Note, where the Chimneys are to be placed in the middle; The Front being 20 foot, and 44 foot in depth. The Summers and Joyſts being laid, as is there ſuppoſed.

Computation thereon.



The two principal Summers to take up forty foot of Timber.

The ſixty Joyſts adjoyning to the ſame, ſixty four foot of Timber.

The Croſs Joyſts or Summers, in diſcharge of the Chimney, twenty three foot of Timber.

The four Joyſts in the paſſage, and in diſcharge of the Stairs, ſix foot of Timber.

In all, one hundred thirty three foot of Timber.

To which you may adde ſeventeen foot for loſs of Timber in ſawing, and in Slabes, which makes the ſame three Load.

A ſquare and four foot being deducted for Chimneys and Stair-caſe, the remainder is ſix ſquare and ſeventy five foot, every ſquare taking up about twenty two foot and a half of Timber, which makes the ſame to be about one pound one ſhilling leſs in value in every Floor than the Building before-mentioned.

You may by the foregoing Diſcourſe, deduct how much it ſaves in Partitioning, Lathing, and Plaiſtering, which is about twelve pound; the Chimneys ſerving as a Partition-wall: ſo that it is in all about ſeventeen pounds five ſhillings leſs in value than the other; out of which you may deduct three pounds ſix ſhillings eight pence for the greater charge that the Chimneys will be in building, and three pound for another Chimney, Mantle-tree, and Torſels about the Chimney; ſo that the placing the Chimneys in the middle of the houſe, will coſt about ten pound leſs than the Building before-mentioned.

What a House will cost to be built in a Street, or Lane of Note, according to the dimensions prescribed in the first Platform, and the Joysts & Summers to be laid as in the same; and after what manner Houses are to be built in Streets or Lanes of Note.

This sort of Building must be three Stories high, besides Cellars and Garrets. The Cellars to be six foot and a half high (if Springs hinder not) the first Story to be ten foot high, the second nine foot, the third nine foot.

The Walls front and reer as high as the first Story, to be of the thickness of two bricks and a half; And from thence to the Garret floor one brick and an half.

The Party-walls to be two bricks thick, as high as the first Story, and thence to the Garrets one brick and an half.

Note, *That although the Statute doth not enjoyn the Party-wall in the Foundation to be more than the thickness of two Bricks, yet Workmen do ordinarily make the same two and a half.*

	l.	*s.*	*d.*
In one Party-wall and Gabel-end, there is eight Rod, and one hundred thirty five odd Feet	50	19	7
In the other Party-wall as much	50	19	7

The whole Brick-work front and reer coming measure, is seven Rod and one hundred and twenty Foot; the deduction for Windows and Doors is two Rod, and

one

	l.	*s.*	*d.*
one hundred fifty ſeven foot; ſo that the whole Front and Reer-work, will be four Rod and two hundred thirty ſeven foot, which may be valued at	29	04	0
For ſeven Chimneys	14	00	0
For Mantle-trees and Torſels, and for Timber round the Hearth, ten ſhillings eight pence a Chimney	03	14	8
For Tyles for the Hearths of the Chimneys	00	07	0
For paving the Cellar with brick	04	10	0
Every Floor will be worth to be laid, as in the Platform, nineteen pound ſixteen ſhillings and four pence, and for the four Floors	79	05	4
For Lintals	02	04	0
For Roofing	25	01	7
For Tyling	21	06	0
For Roofing the Pent-houſe, and Tyling	02	10	0
For four pair of Open Ewel-ſtairs. The Stairs in the Cellar having [illegible]e ſteps, in the firſt Story ſeventeen, in the ſecond Story ſeventeen ſteps, third Story ſixteen ſteps, in all they come unto	12	08	0
For painting them	00	18	0
For twenty nine Windows, having eighty ſix Lights in them	12	18	0
For painting the ſame	02	03	0
For two pair of Folding-Caſements, and eleven other	03	19	6
For Iron Bars for the Cellar and firſt Story	00	16	0
For ſubſtantial Shop-windows, and Doors Locks and Hinges, and for painting	15	03	4

	l.	s.	d.
For a ſubſtantial Frame and Back-door, with Hinges, Lock, and painting	02	01	6
For Glaſiers work in the whole Building	05	11	6
For a Partition and Door in the Cellar	01	10	7
For plaiſtering and rendring the ſame	00	12	6
For the Partition in the Shop, Door, Plaiſtering, and Lathing on both ſides; for fizing, and for Locks and Hinges	04	10	8
For plaſtering both the Party-walls and Reer of the firſt Story, and for fizing the ſame	02	12	0
For plaſtering and Lathing the Ceeling, and over the Stairs, and under the Penthouſe	03	18	0

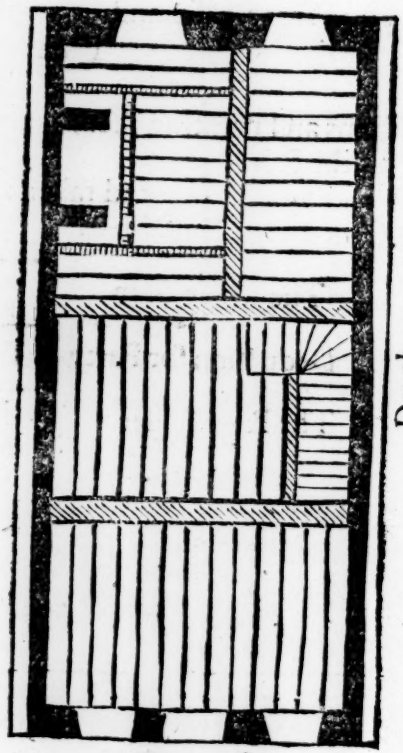
	l.	s.	d.			
For Partitioning in the ſecond Story, round the Stair-caſe	1	19	8			
For plaſtering, rendring, and fizing	1	00	0			
For two Doors, Locks, & Hinges	0	06	0	13	10	4
For painting the ſaid Doors	1	19	8			
For Plaſtering the Party-walls front and reer, and for fizing	3	03	0			
For Lathing and Plaſtering over the Ceeling	3	11	2			

	l.	s.	d.			
For Timber-partitioning in the third Story	2	15	2			
For Plaſtering, Lathing, rendering, and fizing	1	09	8			
For two Doors, and for Hinges, Locks, and Painting	1	04	0	11	16	6
For plaſtering the Party-wall front and reer, and for fizing	2	16	0			
For plaſtering and Lathing the Ceeling, and over the Stairs	3	11	8			

For

	l.	*s.*	*d.*	*l.*	*s.*	*d.*
For plaiſtering and ſizing the Gabel-ends	1	00	0			
For plaiſtering and Lathing in the Garrets, and for about forty yards of ſizing	4	13	4	6	15	4
For Doors, and Door-caſes and Hinges	1	02	0			
For Mundilions and painting them, and painting in the Reer				1	12	0
For a thouſand weight of Lead taken up in Pipes, Gutters, and in Ridges				9	00	0
The whole Sum				395	18	0
Deduction for Party-walls				050	19	7
The Remainder				344	18	5

A Platform for a Houſe that is in a high and principal Street, or Street or Lane of Note. being 18 foot in Front, and 40 foot in Depth.



The Valuation as to the High and Principal Street.

	l.	*s.*	*d.*
One Wall and Gabel will take up nine Rod and forty two foot, which may be valued at	54	18	6
The other Party-wall	54	18	6
The Peer-ſtones	09	00	0

The

	l.	*s.*	*d.*
The Brick-work front and reer, there being Shop-windows, and two Windows in every Room deducted, will amount unto four Rod, one hundred fifty five foot	27	08	5
For the nine Chimneys	18	00	0
For paving the Cellar with Brick	03	02	8
Every ſquare of Flooring to be laid as in the Platform, wil take up twenty two foot and a half of Timber; for which you may reckon for Timber, Boards, ſawing, framing, plaining, laying, and nailing, two pound fourteen ſhillings a ſquare, and for five ſquare and a half, it amounts unto fourteen pound ſeventeen ſhillings, and for the five Floors, in all	74	05	0
For Mantle-trees, and Terſels, and Timber round the Hearth	04	14	6
For Lintals for the Windows	02	05	0
For ten ſquare, and eighty foot of Roofing	21	10	5
For eleven ſquare, and eighty foot of Tyling	17	14	0
For nine Candilivers and painting	03	06	0
For twenty two Window-frames, with ſixty four Lights, and painting	11	18	0
For Iron Bars to the Windowes in the Cellar and firſt Story, ſixteen ſhillings; for thirteen Caſements two pounds twelve ſhillings; for a pair of Folding Caſements one pound ten ſhillings	04	18	0
For glaſing in the Cellar ten ſhillings in the firſt Story, and over the Shop-door fourteen ſhillings ſix pence in the ſecond Story, and over the Balcony-door, one			

	l.	*s.*	*d.*
one pound ſix pence: in the third Story one pound four ſhillings: in the fourth Story ſixteen ſhillings. In the Garrets ſixteen ſhillings. The open Ewel Light ſix ſhillings	05	07	0
For Shop-windows, Door, Breſt-Summers, Ground-plate, Locks, Staples, Painting, and all things belonging to the ſame	13	00	0
Note, That the Stair-caſe in the Platform, although it differs from the other Stair-caſe in the firſt Story, for the conveniency of Shop-room, yet the ſame is ſuppoſed to be an open Ewel Stair-caſe throughout the whole Building, and may be computed for the five pair of Stairs, and painting	16	17	0
For the Partition in the Cellar, Plaiſtering and Rendring, and a Door	01	18	6
For a Partition in the firſt Story, and for a Door	02	00	0
For Lock, Hinges and painting	00	15	0
For Plaiſtering, Lathing, and fizing	01	12	0
For Plaiſtering againſt the Party-walls in Front and Reer, and for fizing	02	08	6
For Lathing and plaiſtering the Ceeling at ten pence a yard	02	17	6
For a Partition round the Stair-caſe in the ſecond Story	03	09	5
For two Doors, Locks, Hinges, and painting	01	13	0
For Plaiſtering, Lathing, fizing and rendring the Partition	01	18	6
For plaiſtering and fizing the Party-wals, and in the Front and Reer	02	17	0

For

	l.	*s.*	*d.*
For Lathing and Plaiſtering the Ceeling	02	17	6
For a Partition in the third Story	02	19	5
For Doors, Locks, Staples, Hinges, and Painting	01	13	0
For Lathing, Plaiſtering, Rendring and fizing the Partition	01	12	8
For Plaiſtering and Lathing the Party-walls, and in the Front and Reer	02	09	0
For Plaiſtering the Ceeling	02	17	6
For the Partition-wall in the fourth Story	02	14	1
For Locks, Staples, Hinges, Door, and Painting	01	10	0
Plaiſtering, Lathing, Rendring, and fizing the ſame	01	10	4
For Plaiſtering the Front and Reer	02	05	6
For plaiſtering the Ceeling	02	17	6
For Plaiſtering, Lathing, fizing Doors, Door-caſes, and Hinges in the Garrets	06	10	4
This Houſe for Balcony and Spouts, will take up in Lead in all about fifteen hundred weight	13	10	0
For an Iron Balcony made with a plain Bar and a twiſted one, being twelve foot long, weighing five hundred weight	10	18	9
Building coſt in all	420	18	0
Deduction for Party-walls and Peer-ſtones	059	08	06
Remainder	361	09	06

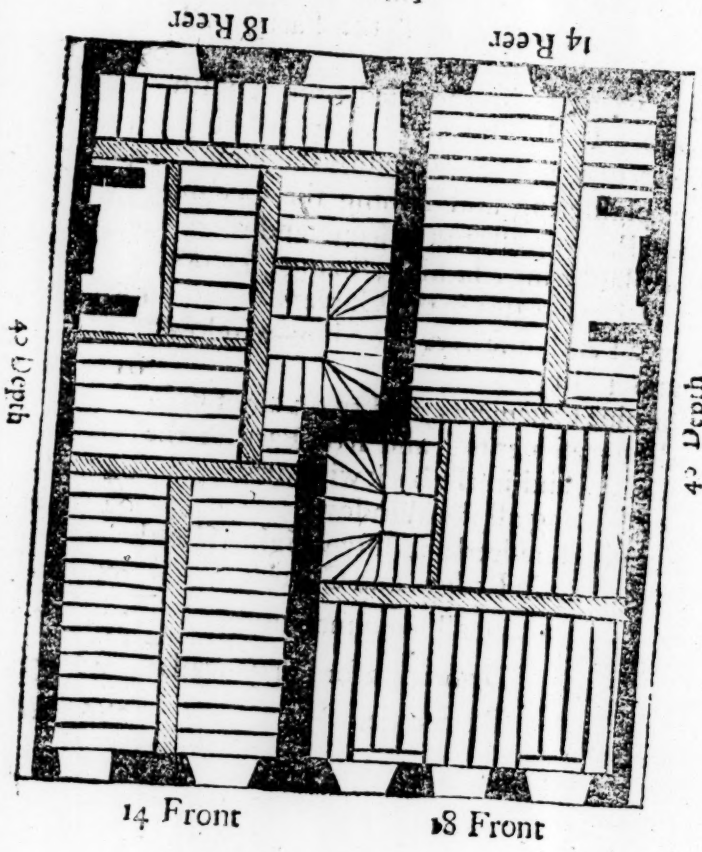
What a Building will coſt for the Dimenſions in the laſt Platform mentioned, in a Street or Lane of Note.

	l.	*s.*	*d.*
One Party-wall and Gabel-end, takes up ſeven Rod, and two hundred and ſix foot	46	7	1
The other Party-wall	46	7	1
For four Rod and nine foot in Front and Reer	24	4	2
For the four Floors	55	8	0
For Chimneys, Mantle-trees and Torſels, and Timber round the Hearth	18	0	0
For Lintals for Windows	02	1	0
For eighteen Window-frames with forty eight Lights; and for painting and broad Boards in the Windows	09	0	0
For Roofing	21	10	5
For Tyling	17	14	0
For Mundilions and painting, and painting in the Reer	01	9	0
For four pair of Open Ewel Stairs, and painting	13	6	0
For Shop-windows and Doors, with its appurtenances	13	0	0
For a Partition in the Cellar, plaiſtering and a Door	01	18	6
For paving the Cellar with brick	03	2	8
For a Partition in the firſt Story, and for a Door, with Lock, Hinges, painting; and for plaiſtering, lathing, and ſizing	04	7	8
For plaiſtering againſt the Party-wall in the Reer, and ſizing; and for plaiſtering			

	l.	*s.*	*d.*
ſtering the Ceeling, and over the Stairs	05	6	0
For a Partition round the Stair-caſe in the ſecond Story; and for two Doors, Locks, Hinges, and painting	04	19	0
For plaiſtering, lathing, fizing, and rendring on the partition	01	16	2
For plaiſtering and Lathing the Ceeling, and plaiſtering againſt the Party-wall in the front and reer	05	11	6
For a partition in the third Story, with Door, Lock, and Staples; plaiſtering, rendring, and fizing againſt the ſame	05	15	1
For plaiſtering and lathing the Ceeling and Party-walls in the front and reer	05	6	6
For plaiſtering, lathing, fizing, Doors, and Door-caſes in the Garrets	06	10	4
For a Penthouſe over the Shop-windows and Tyling	01	18	0
For nine Caſements, and two pair of Folding-caſements, and Iron Bars for the Cellar, and in the back windows	04	08	0
For Glaſing all the Windows	04	10	0
For nine hundred and fifty weight of Lead taken up in Ledges and Gutters	08	11	0
In all amounts unto	332	07	2
Deduction for Party-walls	46	07	1
Remainder	286	00	1

A Plat-

A Platform for two Houſes, the Ground lying with a Nuke, as there is ſuppoſed, one of the Houſes being 18 *Foot wide in the Front, and but* 14 *in the Reer; the other being but* 14 *Foot wide in the Front, and* 13 *in the Reer. Both being* 40 *Foot deep.*



The

The Computation as to the high and principal Street of the Houſe which is 18 *Foot wide in the Front.*

	l.	*s.*	*d.*
The whole Party-wall with the Nuke, hath ten Rod and twenty Foot; a moiety of which Charge the Builder muſt bear, which is	30	04	10
The other Party-wall hath nine Rod and forty two foot; a moiety of which is to be born by his next Neighbor, if he have the benefit of all his wall	54	18	06
For Stone-peers	09	00	00
All Windows and Doors being deducted out of the Front and Reer, the remainder will be four Rod, and one hundred and thirty Foot	26	17	04
The Joyſts and Summers to be laid as in the Platform, the workmanſhip for every ſquare of Flooring will be worth two pound fifteen ſhillings a ſquare. There is five ſquare in every Floor one with another, and twenty five ſquare in the whole Building, and for the Penthouſe for the Balcony, which is	69	15	00
For nine Chimneys, Mantle-trees, and Torſels, and for Timber round the Hearth	22	10	00
For nine ſquare and ſixty foot of Rafter-ing	18	05	00
For ten ſquare and fifty foot of Tyling	15	15	00
For Shop-door and Windows made ſubſtantial. Breſt-ſummers, Ground-plate, Hinges and Locks, with all its appurtenances, and painting	13	00	00
For a Balcony-door and Frame made ſtrong,			

	l.	*s.*	*d.*
ſtrong, with Locks, Hinges, Bolts, and painting	01	18	0
For fifty Lights, and for painting	08	15	0
For thirteen Caſements, and for Iron Bars	03	16	0
For Glaſiers work at ſix pence a foot	04	03	0
For nine Candilivers, Carving, Timber, and painting	03	01	0
For plaiſtering and fizing one Party-wall and Gabel-end, taking up one hundred and ninety yards	04	15	0
For plaiſtering and fizing the Party-wall and Gabel-end, where the Nuke is	05	05	0
For paving the Cellar with Brick	02	18	0
For Lintals for Windows, and ſawing	02	00	0
For five pair of Stairs, and painting	16	19	0
For a Partition in the Cellar, Lathing, and plaiſtering, and a Door and Hinges	01	15	8
For a Partition in the firſt Story, plaiſtering, lathing, and rendring; Door, Lock, and Hinges	02	13	4
For a Partition, and round the Stair-caſe in the ſecond Story: for two Doors, and Hinges and Locks, plaiſtering, rendring and fizing	05	17	8
For a Partition, and round the Stair-caſe in the third Story: for plaiſtering, rendring and fizing: for two Doors, Locks, and Hinges	05	0	4
For a Partition, and round the Stair-caſe in the fourth Story; plaſtering, rendring, Doors, Locks and Hinges, *&c.*	04	15	9
For Lathing and plaiſtering the four Ceelings, every Ceeling taking up 63 yards	10	11	0
For lathing, plaiſtering, and fizing in the Garrets, Door-caſe, Door, painting, and ſome partitioning	05	18	9

	l.	s.	d.
For 98 yards of plaistering, and sizing in the front and reer of the whole Building	02	9	0
For a Balcony, with a plain Bar and a twisted one, to be twelve foot long, and for painting	10	18	9
For fourteen hundred and fifty weight of Lead, taken up in the whole House	13	01	0
The whole charge will be	376	16	11
The deduction for one of the Party-wals, the wall with the Nuke being deducted	31	19	3
The Remainder	344	17	8

The other House in the Platform, which is to be but fourteen foot in Front; The charge for Brick-work, Flooring, Tyling, and most other charges, will be the same as is before particularly set down.

This Building will cost about ten pound less than the last Building mentioned; The Shop-windowes being lesser and smaller in front; the Balcony is likewise smaller: there is fewer Candilivers in the front than the other Building; so that the charge of this Building may be valued, the Party-wall being deducted as in the other Building, which is 224 l. 17 s. 8 d.

A Computation on the two Platforms last mentioned, as to a Street and Lane of Note.

	l.	s.	d.
For the half of 8 Rod, and 135 foot in the Party-wall, with the Nuke	50	19	7
The other Party-wall there is seven Rod, and two hundred and six foot	46	7	1
For three Rod, and 242 foot of Brick-work in the front and reer	23	3	4
For the four Floors and Penthouse	56	0	0
For 7 Chimneys, with Mantle-trees and Torsels, and Timber round the Hearth	17	10	0
For Raftering	18	5	0

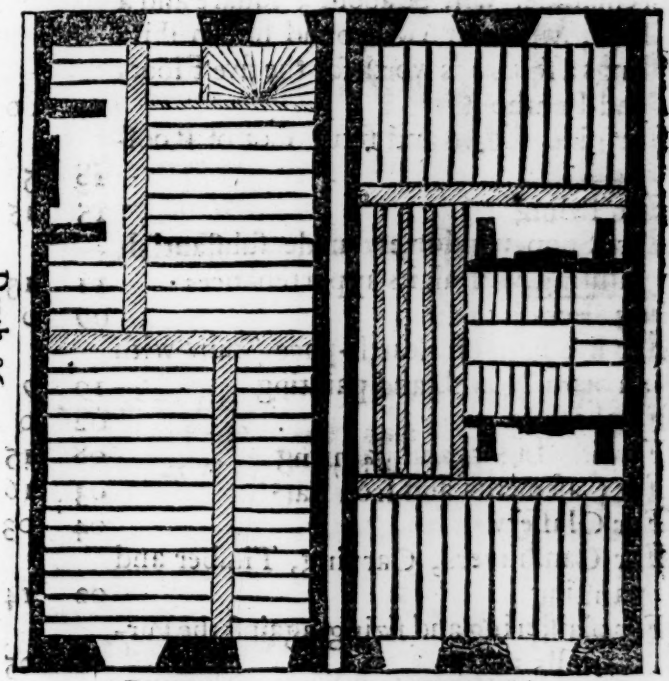
For

	l.	*s.*	*d.*
For Tyling the Roof and Penthouse	16	5	10
The Shop-windows and Door, with all materials	13	00	0
For twelve Windows, with thirty seven Lights, and painting	06	09	6
For Glassery	03	05	6
For Casements and Iron Bars	03	07	0
For Lintals	01	15	0
For Mundillions and painting	01	08	0
For four pair of Stairs, and painting	13	06	0
For paving the Cellar with brick	02	18	0
For Partitioning in the Cellar, Lathing, and plaistering, Doors and Hinges	01	15	8
The like in the first Story	02	13	4
For plaistering and sizing the Party-wall where the Nuke is	04	02	6
For plaistering and sizing the other	03	15	0
For a Partition and round the Stair-case in the second Story; for plaistering, rendring, sizing; Doors, Locks and Hinges	5	11	2
For the like in the third Story	05	00	4
For lathing & plaistering all the Ceelings	07	17	6
For Lathing, plaistering and sizing in the Garret, and for Doors and Door-cases	04	18	9
For plaistering and rendring in Front and Reer	01	19	6
For nine hundred weight of Lead	08	02	0
Building cost in all	319	15	7
Deduction for both the Party-walls	48	13	4
Remainder	271	02	3

The other House of fourteen foot Front, will cost about five pound less than the Building last mentioned, which is 266 l. 2 s. 3 d.

Two

Two Platforms, both being 16 foot apiece in the Front, and 36 foot in Depth; wherein is ſhewed the difference as to the charge, in the placing of Chimneys and Stairs.



Valuation as to the firſt Platform, whoſe Chimneys are placed in the middle.

	l.	*s.*	*d.*	*q.*
For one Party-wall and Gabel-end, taking up eight Rod and ſixty five foot	49	17	10	*ob*
For the other	49	17	10	*ob*
All Windows being deducted out of the Front and Reer, the remainder will be four Rod and 130 Foot	26	17	6	

For

	l.	s.	d.
For ten Chimneys, Mantle-trees, and Torsels, at two pound sixteen shillings eight pence a Chimney	28	6	8
There being one hundred forty four foot deducted for Stairs and Chimneys, the remainder will be about 3 square and a half, which at two pound fifteen shillings a square, is worth for the five Floors and Penthouse	49	00	0
For nine square and sixty foot of Roofing	18	5	0
For Tyling	15	15	0
For Shop-windowes made substantial, painting, with all its appurtenances	11	15	0
For Peer-stones	09	0	0
For five pair of Hearth-pace Stairs with an open Newel, and painting	19	9	0
For Lintals	02	0	0
For fifty Lights and Painting	08	15	0
For Casements and Iron Bars	03	16	0
For Glassery	04	03	0
For Candilivers, Carving, Timber and painting	02	14	0
For plaistering and sizing against the Party-walls	08	05	0
For plaistering and sizing against the Front and Reer	02	9	0
For a small Partition of sixty foot, with a door in the same into the passage of the second Room in the first Story; and for plaistering, rendring, and sizing the same; Door, Lock and Hinges	01	10	2
For a Balcony, Door, and Painting	01	18	0
For the like in the second Story, having two partitions	03	1	2

For

	l.	s.	d.
For a Partition, with the like materials in the third Story	02	19	0
For the like in the fourth Story	02	16	8
For plaiſtering, rendring, and ſizing in the Garrets, and for Doors and Door-caſes	04	18	10
For Lathing and plaiſtering of the four Ceelings	10	11	0
For Lead taken up in the whole Building	13	01	0
For an Iron Balcony made plain, and twiſted Bar riveted, and painting	19	03	6
The whole will coſt	361	5	3
Deduction for Peer-ſtones, and Party-wall	54	7	10 *ob*
Remainder	306	7	4 *ob*

Valuation as to the ſecond Platform, which is Sixteen foot in Front, and Thirty ſix in Depth, as to the Principal Street.

	l.	s.	d.	q.
For the Party-wall and Gabel-end	49	17	10	*ob*
The other Party-wall	49	17	10	*ob*
For Peer-ſtones	9	0	0	
The Front and Reer-wall	26	17	6	
For nine Chimneys, Mantle-trees, and Torſels	22	10	0	
For the five Floors, every Floor having five ſquares, and for the Penthouſe	69	15	0	
For Roofing	18	5	0	
For Tyling	15	15	0	
For Lintals, Window-frames, and painting	9	17	0	
For Shop-windows, Door, and painting, and its appurtenances	11	15	0	

	l.	s.	d.
For Caſements, Iron Bars, and Glaſſery	07	15	
For Candilivers and painting	02	14	
For a Balcony, Door, and painting	01	18	
For a Partition-wall, plaiſtering, rendring and ſizing in the firſt Story, and two Doors, Locks and painting	03	16	
For a Partition, and one round the Staircaſe in the ſecond Story; for plaiſtering, rendring, and ſizing: for two Doors, Locks, and Hinges, and painting	05	18	
For a Partition, and one round the Staircaſe in the third Story: for two Doors, plaiſtering, rendring, and ſizing, painting the Doors, Locks and Hinges	04	16	8
For the like in the fourth Story	04	10	4
For plaiſtering, rendring and ſizing in the Garrets	05	04	6
For a pair of Stairs, with flyers and windows, and painting	09	17	0
For Lathing and Plaiſtering the Ceelings	10	11	0
For plaiſtering and ſizing againſt both the Party-walls	08	05	0
For plaiſtering and ſizing in the front and reer	02	09	0
For Lead taken up in the Building, at eighteen ſhillings an hundred	13	01	0
For a Balcony made with a plain Bar, and a twiſted one, and painting	10	03	4
Sum in all	374	10	5
Deduction for Party-wall and Peer-ſtones	54	7	10 *ob*
Remainder	320	2.	6 *ob*

Next,

Next, as to the Valuation as to a Street and Lane of note, for the Building, whoſe Chimneys and Stair-caſe is in the middle.

	l.	*s.*	*d.*
For the Brick-work of one Party-wall	41	14	4 *ob*
The other Party-wall	41	14	4 *ob*
For the Walls Front and Reer, windows being deducted	23	03	4
For eight Chimneys, Mantle-trees, and Torſels, and for Timber round the Hearth	22	13	4
For Shop-windows and Doors, with all materials	11	15	0
For Window-frames, painting, Glaſſery, Iron Bars and Caſements, Lintals, Mundilions and painting	16	05	0
For four Floors at nine pound ten ſhillings ſix pence a Floor	38	10	0
For Roofing, Tyling, and Penthouſe	34	10	10
For four pair of Hearth-pace Stairs, and painting	15	12	0
For Lathing, and Plaiſtering the Ceelings	07	14	0
For plaiſtering and fizing againſt the the Party-walls and Chimneys	07	14	0
For plaiſtering and fizing againſt the front and reer	02	00	0
For a ſmall Partition in the firſt Story, with a Door to the ſecond Room, Lock, and Hinges: for plaiſtering, rendring, and fizing, having two partitions and doors	01	10	2
For the like in the ſecond Story	03	00	0
For the like in the third Story	02	18	0

	l.	s.	d.
For plaistering, rendring and sizing in the Garret, Door, and Door-case, and for Locks and Hinges	04	18	0
For nine hundred weight of Lead	08	02	0
Building cost in all	283	15	5
Deduction for both the Party-walls	41	14	4 ob
Remainder	242	1	0 ob

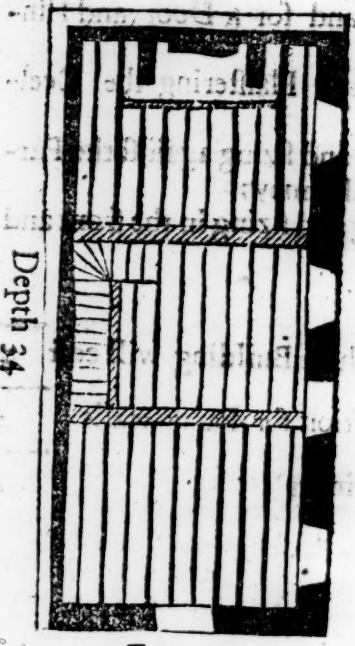
Valuation as to a Street or Lane of note, of the other Building which is 16 foot in Front, and 36 foot in Depth.

	l.	s.	d.
For one Party-wall	41	14	4 ob
For the other	41	14	4 ob
For the Wall front and reer, Windows deducted	23	03	4
For seven Chimneys, Mantle-trees, and Torsels	17	10	0
For Shop-windows and Doors, with all materials	11	15	0
For Window-frames, Painting, Glassery, Iron Bars, Casements, Lintals, Mundilions, and Painting	15	17	0
For four floors, every floor taking up five square, and for the Penthouse	56	00	0
For Rooting, Tyling, and Tyling the Penthouse	34	10	10
For four pair of Stairs, with floors and windows, and painting	08	00	0
For a Partition-wall, plaistering, rendring, and sizing in the first Story; for			

two

	l.	*s.*	*d.*
two Doors, Locks, Hinges, and painting	03	16	8
For the like in the ſecond Story, and for plaiſtering round the Stair-caſe	05	15	8
For the like in the third Story	04	16	8
For plaiſtering, rendring, and ſizing in the Garret, and for a Door and Hinges	05	04	6
For Lathing and Plaiſtering the Ceelings			
For plaiſtering and ſizing againſt the Party-wall and Chimneys	06	04	6
For plaiſtering and ſizing in the front and reer	02	00	0
For Lead	08	02	0
The whole Building will coſt	286	03	11
Deduction for Party-walls	41	14	4 *ob*
Remainder	244	9	6 *ob*

A Platform for a Corner Houſe, either in a high Street, or Line of Note, that is 15 foot in Front, and 34 foot in Depth.



Front 15

A Computation as to the high Street.

	l.	*s.*	*d.*
For one Party-wall, being thirty four foot in depth	46	13	11
For the other Party-wall, being ſixteen foot	21	19	06
For Peer-ſtones, Corner Buildings requiring ſtronger than others	10	00	00
For the Brick-work fronting both the Streets	58	13	09

For

	l.	*s.*	*d.*
For five floors, every one taking up about three ſquare and a half	48	00	0
For a Penthouſe, and Tyling	03	00	0
For Shop-windows made ſubſtantial, for fronting the Street, and about twenty foot fronting the Lane, and two doors paſſing through the Shop, and painting	24	00	0
For Roofing	14	10	0
For Tyling	13	02	0
For twenty ſix windows, with ſeventy ſix Lights, and for painting	13	06	0
For Lintals, Smiths-work for Bars and Caſements	06	00	0
For Glaſiers work	07	02	0
For Balcony, Door, and painting, with Locks, and Hinges, and frame	01	18	0
For five pair of Stairs, and painting	16	19	0
For plaiſtering and ſizing againſt the Party-walls	05	12	6
For Plaiſtering and Lathing the five Ceelings	09	11	8
For plaiſtering and ſizing front and reer	03	13	6
For eight Candilivers, and painting in the front	03	08	0
For Mundilions fronting a Lane of Note, and painting	02	15	0
For a Partition in the firſt Story, two Doors, Locks, and Hinges, and for plaiſtering and ſizing	03	06	8
For a Partition in the ſecond Story, for plaiſtering and lathing, ſizing and rendring: two Doors, Locks and Hinges, and painting	05	18	8

For a Partition in the third Story, and one

	l.	*s.*	*d.*
round the Stair-case, with materials as in the other	05	12	4
For the like in the fourth Story	05	08	4
For plaistering, lathing and fizing in the Garret, and for Doors and Hinges	05	03	4
For sixteen hundred weight of Lead	14	08	0
For an Iron Balcony, and painting	09	15	0
Building cost in all	349	16	10
Deduction for one Party-wall and Peer-stone	25	11	11 *ob*
For the other Party-wall, if they make use of the whole wall	10	19	9
Deduction in all	36	11	8 *ob*
Remainder	313	5	1 *ob*

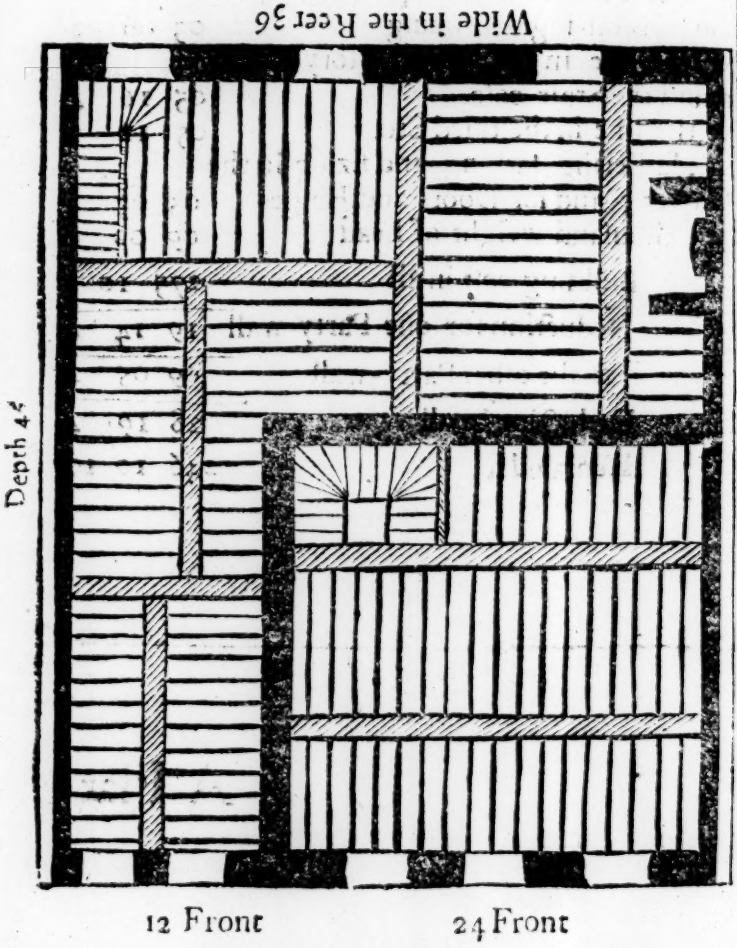
A Computation as to a Street and Lane of Note.

	l.	*s.*	*d.*
For one Party-wall	39	08	0
For the other Party-wall	18	10	8
For the Wall fronting both the Streets	34	15	0
For Roofing and Tyling	27	12	0
For Shop-windows, Doors, painting, with all materials about the same	24	00	0
For four floors, and for the Penthouse, and Tyling	41	00	0
For handsom Mundilions and painting	03	18	0
For four pair of Stairs, and painting	03	06	0
For Window-frames, and painting	09	02	0
For Iron Bars and Casements	03	01	0
For Glasiers work	05	04	0
For Lintals	02	00	0
For seven Chimneys with Mantle-trees and			

	l.	*s.*	*d.*
and Torſels, and Timber round the Hearth	17	10	0
For plaiſtering and ſizing againſt the Party-walls	04	05	0
For plaiſtering and ſizing in the Front	03	00	0
For a Partition in the firſt Story, two Doors, Locks, Hinges, plaiſtering, lathing, rendring and ſizing	03	06	8
For the like in the ſecond Story, and round the Stair-caſe	05	16	4
For the like in the third Story	05	12	2
For plaiſtering, lathing, and ſizing in the Garret, and for Doors and Hinges	05	03	4
For a thouſand weight of Lead	09	00	0
Building coſt in all	275	10	2
Deduction for one Party-wall	19	14	0
For the other Party-wall	09	05	4
Deduction in all	28	19	4
Remainder	246	10	10

A Plat-

A Platform for two Houſes, the Ground lying as is there ſuppoſed, one being 12 foot in Front, and 36 foot wide in the Reer, the other 24 foot Front.



Valuation as to the Houſe which is twelve foot in Front in a high and a principal Street.

	l.	*s.*	*d.*
For the Party-wall that is forty ſix foot in depth	63	03	10
For the other Party-wall, and behinde the other Building	96	03	1
For Peer-ſtones	09	00	0
For Brick-work in the front and reer	58	13	4
For the five floors, every floor having about eight ſquare, and about ſeventy foot, which for one floor is worth twenty three pounds five ſhillings, and for the five floors	116	5	0
For twenty nine Window-frames, with ſeventy eight Lights, and painting	13	13	0
For Lintals	02	09	0
For thirteen Chimneys againſt the Party-wall, Mantle-trees, Torſels, and Timber round the Hearth	36	10	0
For Iron Bars for the Windows, and for Caſements	06	13	0
For Glaſſery	06	05	0
For five pair of Stairs, to be made with flyers and windows, worth three ſhillings a Step, and painting	12	14	0
For five ſquare, and eighty four foot of Raſtering	30	03	0
For ſeventeen ſquare of Tyling	25	10	0
For plaiſtering and ſizing againſt one Party-wall	05	07	6
For plaiſtering and ſizing againſt the other Party-wall	09	02	6
For plaiſtering the four Ceelings	17	01	8

For

	l.	s.	d.
For plaistering and sizing in the front and reer	07	07	0
For Shop-windows, and painting, and Door, with all its appurtenances	08	05	0
For a Balcony, Door, Frame, Locks, with all its appurtenances	01	18	0
For paving the Cellar with brick	05	00	0
For a Partition in the second Story, with two Doors, Locks and Hinges, and for plaistering, rendring, and sizing	04	05	8
For three Partitions in the second Story, being divided into three Rooms. For three Doors, Locks and Hinges, and painting; and for plaistering, rendring and sizing	09	10	2
For the like in the third Story	08	12	0
For the like in the fourth Story	08	04	0
For plaistering, lathing, and sizing in the Garret, and for two Doors and Partitions	13	13	4
For six Candilivers and painting	02	12	0
For an Iron Balcony, with a plain Bar and a twisted one, weighing four hundred weight	09	03	6
For sixteen hundred weight of Lead	14	08	0
Building cost in all	501	12	7
Deduction for Party-wall and Peer-stone	84	03	5 *ob*
Remainder	417	9	1 *ob*

Va-

Valuation as to the Houſe which is to be twenty four foot in Front, and twenty five foot in depth as to the high and principal Street.

	l.	*s.*	*d.*
For one Party-wall and Gabel-end	34	06	9
For the other Party-wall	34	06	9
For the Brick-work in the Reer	32	19	3
For Peer-ſtones	09	00	0
For Brick-work in the front	20	03	4
For five floors, every floor having about four ſquare and a quarter, which is worth for one ſquare eleven pounds thirteen ſhillings and nine pence, and for the five floors and Balcony	60	00	0
For window-frames with thirty ſix lights Painting and Lintals	07	11	0
For eight Chimneys with Mantle-trees and Torſels, and Timber round the Hearths	20	00	0
For Iron Bars for the windows, caſements and Glaſſery	07	00	0
For five pair of Stairs with an open Ewel and for painting	16	19	0
For nine ſquare of Raftering	17	02	0
For ten ſquare of Tyling, and Tyling the Penthouſe	15	06	6
For plaiſtring and ſizing both the party-walls and in the reer	08	12	0
For plaiſtring and ſizing againſt the front	01	07	6
For lathing and plaiſtering againſt the four Ceelings	06	05	4
For ſhop-windows and door with breſt-ſummers and all its appurtenances, and for painting	17	12	0

For

	l.	*s.*	*d.*
For a Balcony, Door, and Frame, with Lock, Hinges, Painting, and other appurtenances	01	18	0
For a Door in the Cellar, Painting, Lock, and Hinges	00	13	4
For paving the Cellar with brick	02	14	0
For a Partition round the Stair-case thorow the room in the second Story: for plaistering, lathing, rendring, and sizing: two Doors, Painting, Locks, and Hinges	07	15	3
For the like in the third Story	06	16	4
For the like in the fourth Story	06	09	8
For plaistering, lathing, and sizing in the Garret	04	14	8
For twelve Candilivers, and painting	04	16	0
For an Iron Balcony, with a plain Bar and a twisted one, about eight hundred weight, and painting	18	07	0
For thirteen hundred weight of Lead	11	14	0
House cost building in all	374	10	2
Deduction for Party-walls, & Peer-wall, and Peer-stones	54	16	4 ob
Remainder	319	13	9 ob

A Va-

A Valuation as to the Houſe which is to be twelve foot in Front, in a Street or Lane of Note.

	l.	*s.*	*d.*
For one Party-wall that is forty ſix foot in depth	53	06	0
For the other Party-wall	81	02	3
For the Front and Reer-wall	35	06	8
For the four floors	93	00	0
For Window-frames with fifty eight Lights, and painting, and for Lintals	12	05	0
For ten Chimneys, Mantle-trees, and Torſells, and for Timber round the Hearth	25	00	0
For Glaſſery, for Iron Bars, and Caſements	10	04	0
For four pair of Stairs, with flyers and windows	10	09	0
For paving the Cellar	05	00	0
For Raftering and Tyling	55	13	0
For Mundilions and painting	01	10	0
For plaiſtering and fizing againſt the Party-walls	10	18	0
For lathing and plaiſtering the three Ceelings	12	16	3
For Shop-windows, Door, painting, with all its appurtenances	08	05	0
For a Partition in the firſt Story, with two Doors, Locks and Hinges; and for plaiſtering, rendring, and fizing	04	05	8
For three Partitions in the ſecond Story, two Doors, with the like appurtenances	09	10	0

For

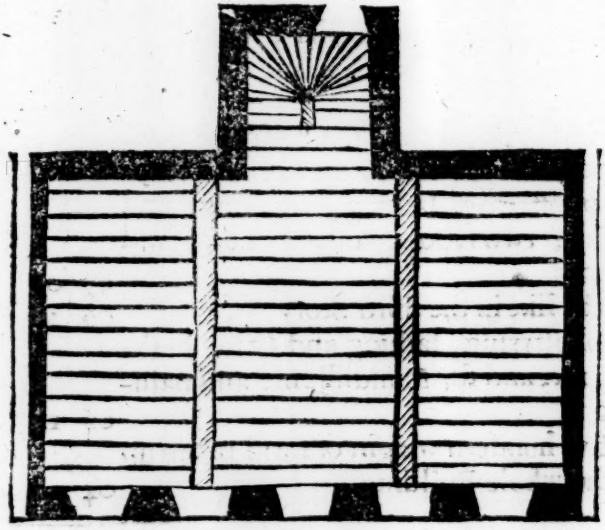
	l.	*s.*	*d.*
For the like in the third Story	08	12	0
For plaistering, lathing, and fizing in the Garret, and for two Doors and Partitions	13	13	4
For eleven hundred weight of Lead taken up in this Building	09	18	0
Building cost in all	460	14	2
Deduction for Party-walls	72	04	2
Remainder	388	10	0

A Valuation as to the House which is to be 24 foot Front, in a Street or Lane of note.

	l.	*s.*	*d.*
For one Party-wall and Gabel-end	28	19	5
For the other Party-wall	28	19	5
For the Reer Party-wall	27	16	3
For Brick-work in the front	18	04	0
For four floors, every floor being worth eleven pounds thirteen shillings nine pence, and for a Penthouse	48	00	0
For eleven Window-frames with twenty eight Lights, and for painting	04	18	0
For Lintals, Glassery, Iron Bars, and Casements	07	04	6
For Shop-door windows, Brest-summer, with all their appurtenances, and painting	17	12	6
For six Chimneys, with Mantle-trees, Torsels, and Timber round the Hearth	15	00	0
For Rastering and Tyling	32	08	6
For plaistering and fizing against the Party-			

	l.	s.	d.
Party-walls, and in the Reer	06	09	0
For plaistering and sizing against the Front	01	00	0
For plaistering the four Ceelings	04	14	0
For four pair of Open Ewel Stairs, and painting	12	08	0
For a Door into the Cellar, with Lock and Hinges; and for paving the Cellar with Brick	03	17	4
For a Partition round the Stair-case, and through the Room in the second Story: for plaistering, lathing, rendring, and sizing; two Doors, painting, Locks and Hinges	07	09	8
For the like in the third Story	06	16	4
For plaistering, lathing and sizing in the Garret, and for Mundillions, and painting	06	14	8
For five hundred weight of Lead taken up in the whole Building	04	10	0
Building cost in all	282	1	7
Deduction for Party, and Reer-Party-wall	42	17	6
Remainder	239	04	1

A Platform for a House which is 30 foot in Front, and 20 foot in Depth, and a Nuke for the Stair-case, as is there supposed.



Front 30

A Valuation as to the High Street.

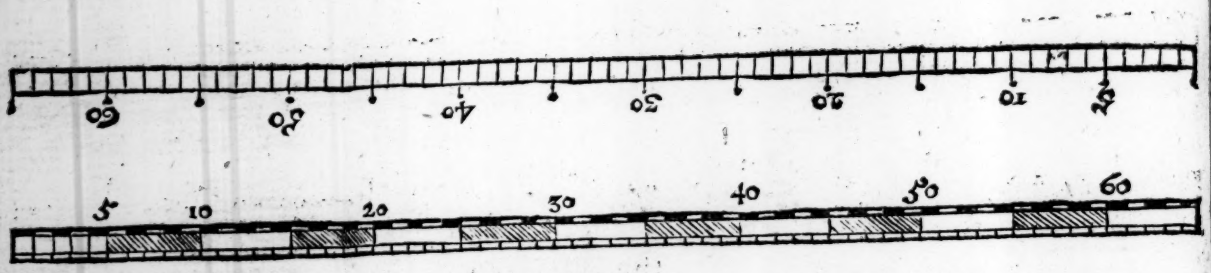
	l.	*s.*	*d.*
For one Party-wall and Gabel-end	27	09	4
For the other	27	09	4
For the Wall in the Reer, not reckoning the Wall round the Stair-case	29	04	4
For a Brick-wall round the Stair-case, it will not be requisite to be altogether so thick as the other Building in the Cellar,			

lar; it may be two bricks thick, and in

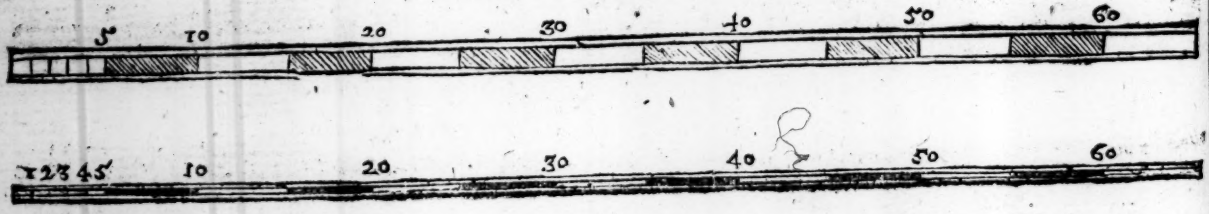
	l.	s.	d.
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three	18	00	0
	09	00	0
	25	04	2
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	20	00	0
ights,			
	14	12	0
affery	10	11	0
ng five			
Pent-			
	70	05	0
	12	10	0
Breſt-			
, with			
ting	22	00	0
, Hin-			
	01	18	0
, and			
	19	06	8
ouſe	15	12	0
pain-			
	06	00	0
	02	13	4
inting			
	00	13	4
aſt the			
reer,			
	10	00	0
mſt the			
	01	15	6

Fo
front

A Platform for a House which is 20 foot in



Scale of Feet.



...as the other Building in the Cel-
lar,

	l.	*s.*	*d.*
lar; it may be two bricks thick, and in the firſt Story one and a half, and all the reſt one brick; which will take up in all, Windows being deducted, three Rod	18	00	0
For Peer-ſtones	09	00	0
For the Wall front and reer	25	04	2
For eight Chimeey-, Mantle-trees, and Torſels, and for Timber round the Hearth	20	00	0
For Windows, with ſeventy two Lights, and painting; and for Lintals	14	12	0
For Iron Bars, Caſements, and Glaſſery	10	11	0
For five floors, every floor having five ſquare of work in it, and for the Penthouſe	70	05	0
For five pair of Stairs, and painting	12	10	0
For Shop-windows, two Doors, Breſtſummer, Locks, Staples, Hinges, with other its appurtenances, and painting	22	00	0
For a Balcony, Door, Frame, Lock, Hinges, and painting	01	18	0
For Roofing, taking up ten ſquare, and about twenty foot	19	06	8
For Tyling, and Tyling the Penthouſe	15	12	0
For fifteen Candilivers, and for painting	06	00	0
For paving the Cellar with brick	02	13	4
For a Door, Lock, Hinges, and painting entring into the Cellar	00	13	4
For plaiſtering and fizing againſt the Party-wall, Gabel-end in the reer, and round the Stair-caſe	10	00	0
For plaiſtering and fizing againſt the front	01	15	6

	l.	s.	d.
For lathing and plaistering the four Ceelings	10	00	0
For a Partition in the second Story; for plaistering, lathing, and sizing; for two Doors, Locks, Hinges, and painting	04	17	8
For the like in the third Story	04	10	0
For the like in the fourth Story	04	06	3
For plaistering, lathing and sizing in the Garret	04	16	0
For an Iron Balcony, with a plain Bar, and a twisted one, weighing about an hundred weight	22	18	9
For fifteen hundred weight of Lead, taken up in this Building	13	10	0
House cost in all	409	02	08
Deduction for Party-wall, and Peer-stones	31	19	4
Remainder	377	03	4

Va-

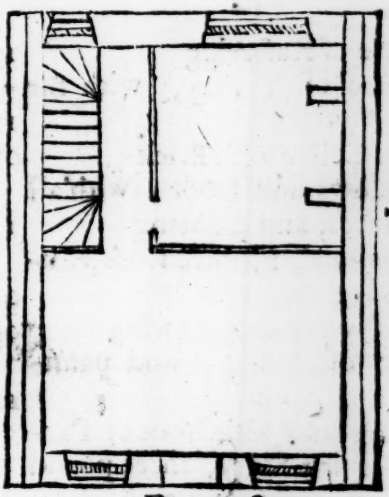
Valuation as to the Street and Lane of note.

	l.	*s.*	*d.*
For one Party-wall and Gabel-end	23	03	6 ob
For the other	23	03	6 ob
For the wall in the Reer, not reckoning the wall round the Stair-caſe	23	03	6
For the Brick wall round the Stair-caſe, taking up two Rod, and an hundred and fifty ſix Feet	15	08	9
For the wall in the Front	21	00	0
For ſix Chimneys to be placed in the reer wall, with Mantle-trees, Torſels, and Timber round the hearth; for Lintals Window-frames and Painting	25	08	0
For Glaſſery, Iron Bars, and Caſements	07	06	0
For four Floors, every one having five ſquare in the ſame, worth two pound five ſhillings a ſquare, and for the Penthouſe	57	00	0
For four pair of Stairs and Painting	10	00	0
For Shop-windows, two Doors, Breſt-ſummers, Locks, Staples, Hinges, with other its appurtenances, and painting	22	00	0
For Roofing and Tyling, and Tyling the Penthouſe	35	06	8
For Mundillions and Painting	02	10	0
For paving the Cellar with Brick, and for Lock, Hinges, and Painting	03	06	8
For plaiſtering and ſizing againſt the Party-wall, and in the Reer, and round the Stair-caſe	07	10	0

	l.	*s.*	*d.*
For plaiſtering and fizing againſt the Front	01	07	0
For Lathing and Plaiſtering the Ceelings	07	10	0
For a partition in the ſecond Story, for lathing, plaiſtering, and fizing the ſame; for two Doors, Locks, Hinges, and Painting	04	15	1
For the like in the third Story	04	10	0
For plaiſtering, lathing, and fizing in the Garret	04	16	0
For ſix hundred weight of Lead taken up in this Building	05	08	0
Building coſt in all	304	12	9
Deduction for Party-Wall	23	3	6 *ob*
Remainder	281	9	2 *ob*

A Plat-

A Platform for a Building, which is to be eighteen foot in Front, and twenty-ſix foot in Depth.



Valuation as to the high Street.

	l.	*s.*	*d.*
For one Party-wall and Gabel-end	35	14	2
For the other Party-wall and Gabel-end	35	14	2
For Peer-ſtones	09	00	0
For Brick-work, front and reer	27	08	5
For nine Chimneys, Mantle-trees, Torſels, and Timber round the Hearths	22	10	0
For ſixty-four Lights, and Painting, and for Lintals	13	08	0

	l.	*s.*	*d.*
For Iron Bars in the Windows, Caſements, and for Glaſſery	10	01	6
For the four floors, there being in every floor three ſquare, and about thirty three foot, and is worth for every floor nine pound three ſhillings four pence; and for the five floors and the Penthouſe	47	00	0
For ſeven ſquare of Rafrering	13	06	0
For eight ſquare of Tyling, with the Penthouſe	12	00	0
For paving the Cellar with Brick	02	00	0
For Shop-windows and Door, with all its appurtenances, and painting	13	00	0
For a Balcony-Door, Frame, Lock, Hinges, and painting	01	17	0
For nine Candilivers, and painting	03	06	0
For five pair of Stairs, and painting	12	10	0
For three ſquare and nine foot of Partitioning in the firſt Story, three pound eighteen ſhillings: for thirty eight yards of plaiſtering, rendring and ſizing, two pound four ſhillings and four pence: for three Doors, with Locks, Hinges, and painting	08	02	4
For the like in the ſecond Story, having but two Doors	07	13	4
For the like in the third Story	07	00	4
For the like in the fourth Story	06	16	0
For plaiſtering and ſizing againſt both the Party-walls	05	15	0
For plaiſtering and lathing the four Ceelings	07	10	0

For

	l.	*s.*	*d.*
For lathing and plaistering the Garret	02	15	0
For plaistering and fizing in the front and reer	02	12	0
For an Iron Balcony, with a plain Bar and a twisted one, and for the painting	10	18	9
For twelve hundred and fifty weight of Lead, taken up by the Balcony, and in the Spouts	11	05	0
Building cost in all	289	04	0
Deduction for Party-wall, and Peer-stones	40	04	2
Remainder	248	19	10

Valuation as to the Street, or Lane of Note.

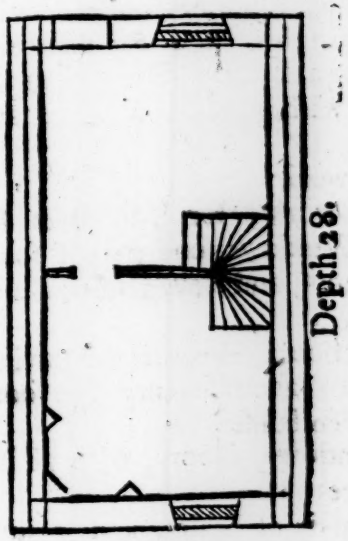
	l.	*s.*	*d.*
For one Party-wall, and Gabel-end	30	02	7
For the other Party-wall	30	02	7
For the Wall front and reer	24	04	2
For seven Chimneys, with Mantle-trees and Torsels, and for Timber round the Hearth	17	10	0
For forty eight Lights, painting, Lintals, Iron Bars, Casements, and Glassery	18	03	6
For Rastering and Tyling	25	12	0
For the four Floores, and the Penthouse	38	00	0
For paving the Cellar with Brick	02	00	0
For Shop-windows, Doors, with all its appurtenances, and painting	13	00	0

For

	l.	*s.*	*d.*
For four pair of Stairs, and painting	10	00	0
For the partitioning in the first story, plaistering, lathing, rendring and sizing, and for three doors, locks, hinges, and painting	08	02	4
For two doors and the like partitioning in the second story	07	09	2
For the like in the third story	07	00	4
For Plaistering, and Sizing against the Party-walls	04	17	6
For Lathing and Plaistering in the Garret	02	15	0
For Plaistering and Sizing in the Front and Reer	01	19	0
For Plaistering and Lathing the three Ceelings, and Sizing	05	12	6
For Mundillions and Painting	01	10	0
For five hundred and fifty weight of Lead	04	19	
Building cost in all	252	19	8
Deduction for Party-wall	30	02	7
Remainder	222	17	1

A Plat-

A Platform for a Houſe, which is fourteen foot in Front, and twenty-eight foot in Depth.



Front 14.

Valuation as to the high Street.

	l.	*s.*	*d.*
For one Party-wall and Gabel-end	38	09	1 *ob.*
For the other	38	09	1 *ob.*
For Peer-ſtones	09	00	0
For Wall, Front and Reer	22	09	2
For nine Chimneys, five whereof are placed in the Corner of the Houſe; ſo that they having the advantage of both walls,			

	l.	s.	d.
walls will not be worth above one pound thirteen ſhillings and four-pence, and for Mantle-trees, Torſels, and for Timber round the Hearths	20	16	8
For fourteen Window-frames with forty-four Lights, and for Painting, Lintals, for a Balcony-Door, Frame, Painting, with other its appurtenances	10	10	0
For Glaſiers work	03	00	0
For Smiths work, for Iron Bars for the lower Windows, one pair of folding Caſements, and eleven other Caſements	03	11	6
For the five floors, every floor having two ſquare and about ſeventy five foot, and for the Penthouſe	38	16	9
For Shop-windows, Doors, with all its appurtenances	09	13	0
For the five pair of Stairs, and painting	11	00	0
For paving the Cellar with Brick	01	19	0
For five ſquare and forty ſix foot of Raftering	10	07	0
For Tyling of ſix ſquare, and about twenty five foot	09	07	6
For plaiſtering againſt the party-walls, and ſizing	06	05	0
For plaiſtering and Lathing in the Garret	02	11	0
For plaiſtering in the Front and Reer	02	04	0
For plaiſtering and Lathing the four Ceelings, and over the Stairs	06	00	0

For

	l.	*s.*	*d.*
For five ſquare of partitioning in the four Stories	09	00	
For forty-ſeven Yards of Lathing, plaiſtering, Rendring and Sizing, in the four Stories; the Doors being Deducted	02	10	
For ſix doors with Locks, Hinges, and painting	04	00	
For an Iron Balcony; and painting	08	10	
For one thouſand weight of Lead taken up in this Building	09	00	
Building coſt in all	273	13	
Deduction for Party-walls and Peer-ſtones	42	19	
Remainder	230	14	

Valuation as to a Street or Lane of no

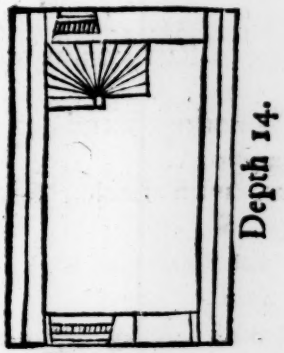
	l.	*s.*
For one party-wall and Gabel-end	32	08
For the other	32	08
For the Wall, Front and Reer	20	10
For Shop-windows, with all its appurtenances, and painting	09	13
For four pair of Stairs, and painting	09	00
For the four floors and Penthouſe	31	05
For Raftering and Tyling	19	19
For thirty two Lights, and painting	07	00
For Glaſſery, and the work in the Windows	05	08
For plaiſtering the party-walls, and againſt the Front and Reer	06	06

For

	l.	*s.*	*d.*
For paving the Cellar with Brick	01	19	0
For ſeven Chimneys, with Mantle-trees, Torſels, and Timber round the Hearths	16	03	4
For three ſquare, and about eighty foot of Partitioning	03	18	0
For Lathing, Plaiſtering, and Sizeing	01	02	0
For five Doors, for Locks, Hinges, and Painting	03	06	8
For Plaiſtering, Lathing, and Sizing in the Garret	02	11	0
For five hundred weight of Lead	04	10	0
Building coſt in all	207	09	10
Deduction for Party-walls	32	08	11 *ob*
Remainder	175	00	10 *ob*

A Plat-

A Platform for a Houſe, which is to be ten foot in Front, and eighteen foot in Depth



Valuation as to the High Street.

	l.	*s.*	*d.*
For the Party-wall and Gabel-end	24	04	0
The other Party-wall	24	04	0
For Peer-ſtones	09	00	0
For Brick-work, Front and Reer	13	06	8
For Shop-windows, and Painting	07	00	0
For four Chimneys, with Mantle-trees, and Torſels, and Hearth-Timber	10	00	0
For five floors, Chimneys, the Stair-caſe being deducted, and for a Pent-houſe	16	10	0
For Window-Lights, and for painting,			

	l.	*s.*	*d.*
ing, Lintals, and for a Balcony-Door, Frame, Lock, Painting, &c.	06	02	6
For Glaſiers work, and for Iron Bars, and Caſements	03	02	4
For five pair of Stairs, and Painting	10	00	0
For five Candilivers, and Painting	02	02	0
For Rafering and Tyling, and Tyling the Penthouſe	10	00	0
For three ſquare of Partitioning round the Stairs	03	0	0
For Lathing, Plaiſtering, Rendring and Sizing on the ſame	01	05	8
For four Doors, with Locks, Hinges, and painting	02	13	4
For plaiſtering the four Ceelings	02	10	0
For paving the Cellar	00	14	0
For Plaiſtering and Sizing againſt the Party-walls, Front and Reer	06	00	0
For plaiſtering in the Garret	00	18	6
For a Balcony with a plain Bar, and a twiſted one	07	10	0
For eight hundred weight of Lead	06	04	0
Building coſt in all	166	07	10
Deduction for Party-wall and Peer-ſtones	28	14	05
Remainder	138	13	05

Va-

Valuation as to the Street or Lane of note.

	l.	*s.*	*d.*
For Party-wall and Gabel-end	20	17	2
For the other	20	17	2
For the Wall front and reer	10	08	0
For three Chimneys, Mantle-trees, Torſels, and Hearth-Timbers	07	10	0
For Shop-windows, and painting	07	00	0
For four Floors, and Penthouſe	13	00	0
For Raftering, Tyling, and for Tyling the Penthouſe	10	04	0
For paving the Cellar	00	14	0
For four pair of Stairs, and painting	08	00	0
For a Partition round the Stair-caſe in the ſecond and third Story; and for Lathing, Plaiſtering, Rendring and Sizing	02	03	0
For three Doors, Locks, Hinges, and painting	02	00	0
For Window-frames, painting, Lintals, Glaſiers-work, and Smiths-work for Caſements and Bars in the Cellar	06	02	4
For plaiſtering againſt the Party-walls, and in the front and reer in the Garret	05	08	6
For Mundillions and painting	00	18	0
For three hundred weight of Lead taken up in this Building	02	14	0
Building coſt in all	117	16	2
Deduction for Party-walls	20	17	2
Remainder	96	19	0

The Art of Architecture to be uſed in any ſort of Building in High Streets or Lanes, conſiſts onely in the placing of Chimneys and Stair-caſes, for convenience of Trade, or otherwiſe; for which purpoſe I have ſet you down Chimneys and Stair-caſes of moſt ſorts: but eſpecially of thoſe ſorts which are moſt in uſe for City Buildings.

A TABLE of the Rate of Materials, as the Buildings laſt mentioned are computed at.

BRicks at Sixteen ſhillings an Hundred.
Lime at Ten ſhillings an Hundred.
Sand at Three ſhillings a Load.
Timber, both Firr and Oak, at Two pound fifteen ſhillings a Load.
Deal-Boards from ten to twelve inches broad, and about ten foot long, at Seven pounds ten ſhillings an Hundred.
Tyles at One pound five ſhillings a Thouſand.
Lathes at One ſhilling eight pence a Bundle.
For Lathing, Plaiſtering, Rendring, and Sizing a yard, One ſhilling two pence
For Lathing and Plaiſtering, Ten pence.
For Plaiſtering and Sizing, Six pence.
For Iron Balconies at Five pence, or five pence farthing a pound.
For Folding-Caſements, Fifteen ſhillings a pair
For Ordinary Caſements, at Four ſhillings ſix pence a piece
For Window-frames, at Three ſhillings a Light.

For

For Glaſſery, at Six pence a Foot.
For Candilivers, at Five ſhillings a Foot Carving
For painting Lights for Windows, Six pence a Light.
And Doors, Stairs, and ſuch like, at One ſhilling a yard.
For Lead wrought, at Eighteen ſhillings a Hundred.

So that as Materials riſe and fall, the Builder may increaſe or abate in his Computation.

Since that it is not feizable to lay down a Platform for every mans occaſion, without ſwelling this ſmall Treatiſe to a Volume, I ſhall in its due place ſet down ſome few Rules whereby any man may take an exact Survey of any Superficies, and meaſure Timber, or any ſolid Body, and ſo be able to Compute his Building himſelf, and finde out the Charge of any ſort of Building, whether it be for Ware-houſe room (which muſt have very ſtrong Floors, by reaſon of the great weights which they uſually bear) Brew-houſes, Wharfs, or Works of what kinde ſoever.

Leaſt ſort of Building.

There is other ſort of Buildings mentioned in the Statute, which is for By-Alleys, Lanes, By-Courts, and ſuch places; this ſort of Building is to be but two Stories high, beſides Cellars and Garrets. But finding by the Lord Mayor, Court of Aldermen, and Common-Councels Declaration on the One and twentieth day of *March*, 1666. That moſt of the Streets, Lanes, and Alleys in *London*, are made either High Streets, or Lanes of Note, I ſhall deſiſt to lay you down any Platforms for this ſort of Building, or make any Valuation thereupon; but ſhall ſet down how, and after what manner they ought to be built, and ſhall leave the Computation thereof to the Proprietor, by the Rules before, and hereafter mentioned.

The Cellars are to be	6	Foot and a half.
The firſt Story	9	Foot.
The ſecond	9	

Thickneſs of Walls in Front and Reer, to be two Bricks to the firſt Story, and from thence to the Garret one brick and a half, and in the Garret one brick. Party-walls to be of the thickneſs of one brick to the Garret, and in the Garret one brick: but it is convenient that the Party-wall in the Cellar ſhould be two bricks thick.

Scant-

Scantlings for Timber for this ſort of Building.

For the Floors.

	Foot			
Summers under 15	12	inches	8	inches
Wall-Plates	7	inches	5	inches

For the Roof.

Principal Rafters under 15 Foot { at foot 8 / at top 5 } 8 inches

Single Rafters, four foot and three inches.

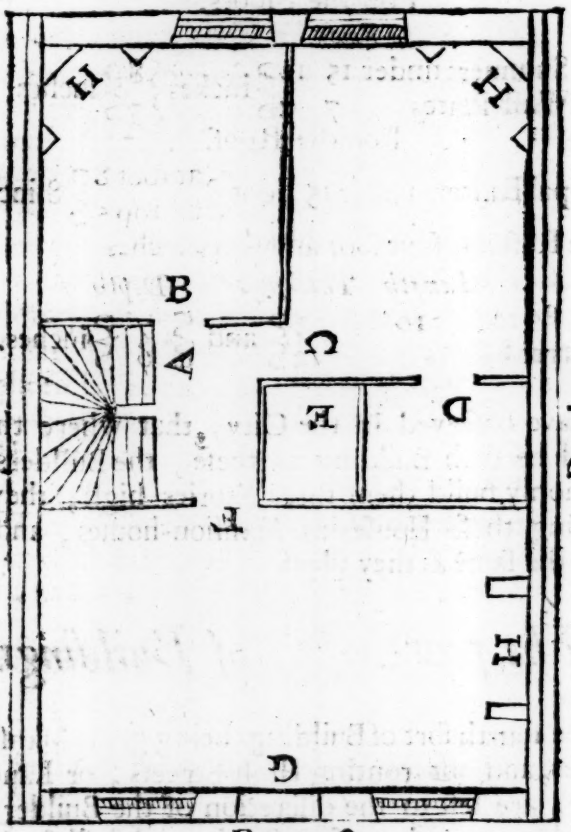
	Length	*Thickneſs*		*Depth*	
Joyſts to	10	3	and	7	inches.
Garret Floors		3		6	

I have obſerved in the City, that where there ſhould be ſuch Building as theſe, the Builders do commonly build them three Stories high; they eſteeming theſe Houſes as Manſion-houſes, and ſo build the ſame as they pleaſe.

The fourth ſort of Buildings.

The fourth ſort of Buildings being great Manſion-Houſes, and not fronting High Streets, or Lanes of Note, are left to the diſcretion of the Builder, ſo that they exceed not four Stories. I ſhall ſet down two or three Platforms, without any Computation on the ſame, for this ſort of Houſes.

A Platform for the second Floor for a large House in a high Street or Lane of Note, under which there is supposed to be a Shop or Ware-house.

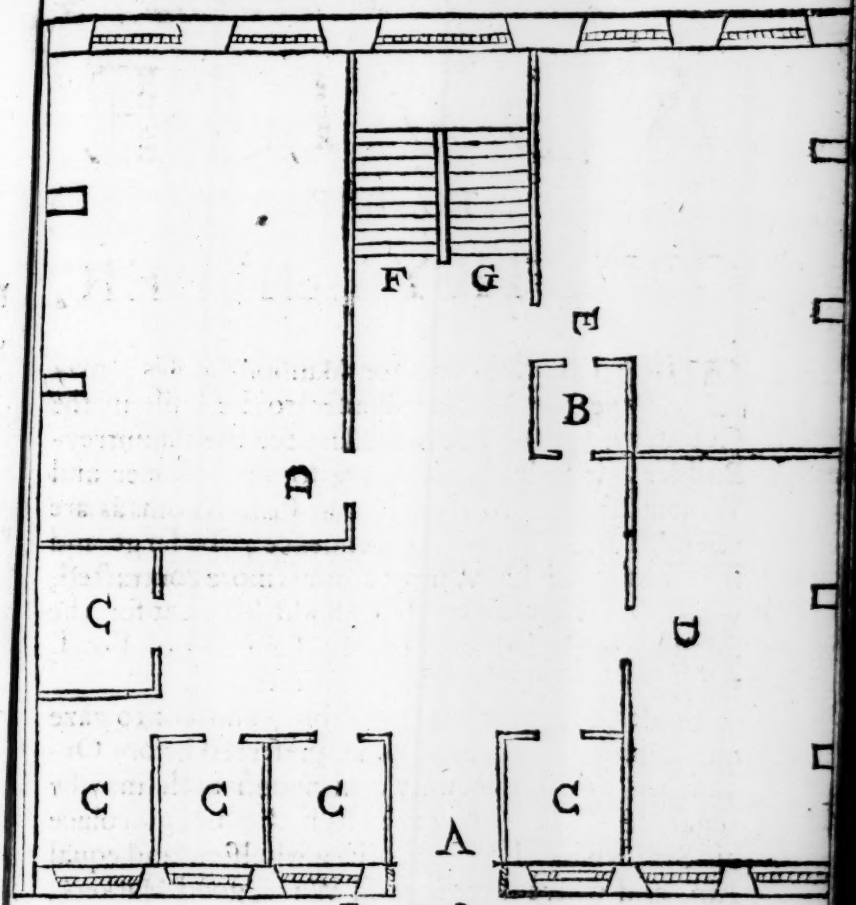


Front 28

A The Stairs. *B* The Parlor. *C* The Kitchin. *D* A Larder, or Buttery. *E* An Open Ewel from the top of the House, giving light to the Stairs and Buttery. *F* The Dining Room. *G* The Passage into the Balcony. *H* The Chimneys.

A Plat-

A Platform for a Tavern.



Front 48.

A The Door and Entrance into the ſame. *B* The Bar. *C* Small Drinking-rooms. *D* Larger Drinking-rooms. *E* The Kitchin. *F* A Pair of Hearth-pace Stairs. *G* The Entrance into the Cellars.

In the ſecond Floor you may either make four large Rooms, or elſe two Rooms, or one very large.

ADVICE TO THE COUNTRY BUILDER.

THese last Platforms for Mansion-houses, may serve for Mansion-houses to be built in the Countrey. It will be necessary for the Countrey-Builder, if he build his House for his Summer and Winter Abode, to regard that such Rooms as are intended for a Summer Residence, be large and lightsom; and his Winter Rooms more contracted, with fewer Windows. If he build his Seat for the Summer onely, he may imitate some sort of Fowl, who change their abode in the Winter.

Houses being made to inhabit, and not to gaze on, Conveniences ought to be preferred before Ornaments and Uniformity, although both may be regarded, where they may be had. Let him place his Seat where there is usually a wholsom and equal Air, and where there is good Ways, good Markets, good Neighbors, Conveniency of Water, near the Church, good Prospect, store of Fuel, Shade, and Shelter; near places for Hawking and Hunting, and other Recreations, near and convenient for his business.

Let there be on the North and East of the House a Hill, or a Grove of high Trees, for shelter against the

the violent Storms and Winds which come from the North and Eaſt, from off the Continent, ſo that the Air doth partake of the cold Steams which are breathed out of the Earth; this being one cauſe of the great Froſts which are obſerved to be, when the Winds are in any of theſe two Quarters: The Winds being in the South or Weſt, do partake of the ſteams which come from the ſalt water, which are warmer; ſo that for the moſt part when the Winds do turn to theſe Quartets, its warmer, and often produces Thaws.

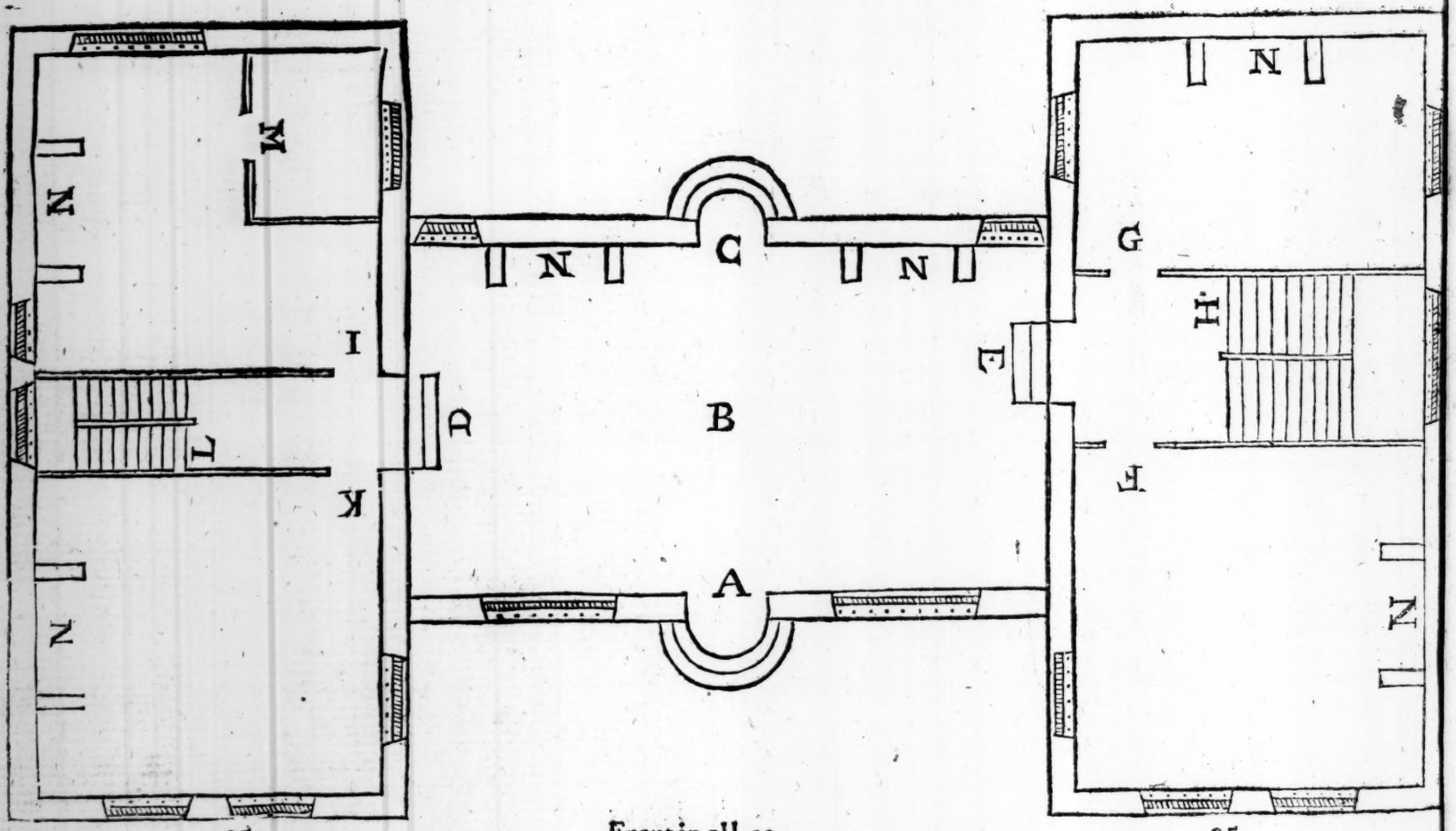
Let there be adjoyning to the Houſe a convenient Garden, it being the pureſt of humane pleaſures, and a great refreſhment to the ſpirits of man, without which Buildings are but groſs Handy-works; it is decent to have fine Gravel Walks in the Garden, ſuitable to every Moneth in the Year; Each ſide of which to be ordered and ſet with ſuch things as are then in ſeaſon. For *November*, *December*, and *January*, ſuch things which are green all Winter; As Juniper, Bays, Cvpreſs Trees, and Hedges of Cypreſs, Lavender, Holly, Ivv, Lawrel, Pine-Apple-trees, Eugh, Roſemary, Orange-trees, and Lemmon-trees, if they be ſtoved. Latter end of *January* *February* and *March*, Primroſes, the Red, Blew, and Yellow; Crows-Toe, purple colour, Blew and White Violets, the Dazy, the Yellow and White Daffidil; Several Trees in bloſſom, as Peach-trees, Almond trees, Sweet-briar, and ſuch like. For *April*, *May*, and *July*, Flower-de-luces, Cowſlips, Stock-Gilliflowers, Roſemary Flowers, Tulippa, Lilies of all ſorts, Pincks of all ſorts, Cornations, Roſes of all kindes, Honey-ſuckles, Strawberries, Columbine, Marygold, Jeſſime-tree with flowers, moſt ſort of Trees in bloſſom or in fruit. In *Auguſt*,

gust, *September*, and *October*, most sorts of Pares, Apples, Grapes, Peaches, and other Summer and Winter Fruit, are grown to their perfection and ripe: Some Flowers are for sight, and not smell; as the Tulippa, Daffidil, and others. Others for smell onely, as the Rose, Pinck, Violet, and such like; It is a great refreshment to have plenty of those Flowers of which the Air doth partake of their odours as they grow, As Violets, which come in *April*; and latter end of *August*, Wall-flowers, the Musk, Rose, Honey-suckles, Pincks, Gilliflowers, and such like.

Where the Countrey Builder cannot make election of a Place where he may have all these Conveniencies, it is good for him to get as many of them as he can.

THE

A Platform for a Manſion-Houſe.



A The Paſſage into the Hall.
B The Hall.
C The Paſſage into the Garden.
D and *E* Steps entring into the Parlors and Kitchin.
F The Great Parlor.
G The Little Parlor.
H The Great Pair of Stairs leading up to the Dining-room over the Hall.
I The Kitchin.
K A Place for a Brew-houſe, Waſh-houſe, or the like.
L The back Pair of Stairs.
M A Paſtery, or Larder.
N The Chimneys.

THE MEASURING OF LAND,

And of all

SUPERFICIES,

Let them lie in what form they will;

And alſo how for to meaſure any Solid, After a compendious manner.

MEASURING
OF
LAND,
And of all
SQUARE FIGURES,
Every thing in what form they
will,
And also how to measure any Solid
After a new perfect manner.

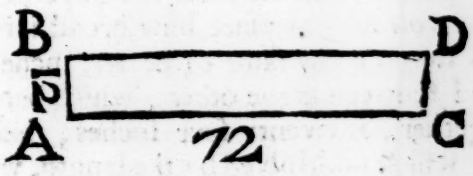
How to meaſure any Superficies.

As Flooring, Partitioning, Pavements, Board, Glaſs, Wainſcot, Brick-work, Tyling, and ſuch like.

THere is nine ſquare Foot in one ſquare Yard. One hundred forty four ſquare Inches in one ſquare Foot.

If the Superficies be four-ſided, and the Angles right, multiply two of the ſides which comprehend any Angle, and you give the content of the Superficies.

As let there be a Superficies A B D C, whoſe Angles are right; And the ſide B A be twelve Inches, and the ſide A C be ſeventy two Inches, twelve being multiplyed by ſeventy two, ſhews the ſame to be eight hundred ſixty four ſquare Inches; which being divided into Feet, is ſix ſquare Foot, and this gives the content of the Superficies.



This Rule of Multiplying the Breadth by the Length, holds true for the meaſuring all Superficies which are four-ſided, and their Angles right.

As

As ſuppoſe the ſame to be Brick-work, and to be a Brick and a half thick, the breadth to be ten Foot, and the heighth to be forty eight; ten being multiplyed by forty eight, ſhews the ſame to be four hundred and eighty Foot, which being divided into Rods, is one Rod and two hundred and eight Foot.

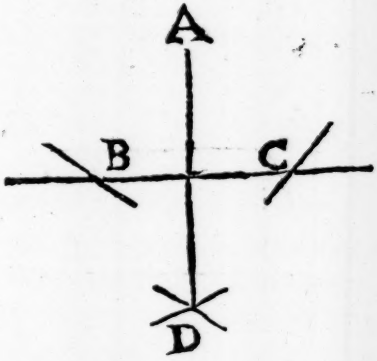
The Brick-work in the Cellar is to be five half bricks thick, to which you may add the thickneſs of two half bricks thick, which may be done thus: The Wall in the Cellar ſuppoſe to be ten Foot in breadth, and ſeven Foot in heighth, which being multiplyed together at a brick and a half, ſhews the ſame to be ſeventy Foot; Out of which if you deduct one third part, which is twenty three Foot, and one third part of a Foot, the ſurpluſage of one brick in the Cellar will be forty ſix Foot, and one third of a Foot. By the ſame Rule you may compute the ſurpluſage of half a brick in the firſt Story, if you deduct one brick.

Boards broader at one end than other.

In caſe Board be broader at one end than the other, meaſure the middle of the Board, and multiply that by the length, and it will ſhew the Superficies.

Or elſe you may meaſure how broad it is at each end: As ſuppoſe the ſame to be ten Inches at one end, and fourteen at the other; which being ſummed together, is twenty four Inches, half being twelve, which multiplyed by the length, will ſhew the true Superficies.

It will be neceſſary before I proceed any further, to ſhew how to draw a Perpendicular Line from any Point, to any Line given.



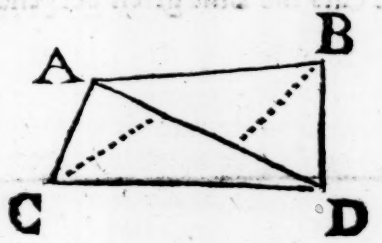
Set one Foot of the Compaſs upon the Point given A, and with the other cut the Line given in two Points B C, and then from either of thoſe two Points draw two Arches oppoſite to the Point given, as they may cut in the Point D, and from the ſection of theſe Arches to the point given, a right Line drawn cuts the Line given perpendicularly.

How to measure any Superficies lying in a Diamond Figure, whose sides are parallel, but not right Angles, such as is the Superficies A B D C.



Draw a Perpendicular Line from the Angle A, to the Line C D, and multiply the Perpendicular Line by the Line C D, or A B, and it will shew the content.

How to measure any Superficies, whose Angles are not right, as is the Superficies A B D C.



Draw a Line from the Angles A D, or C B, and measure the same by the Doctrine of Triangles.

How

How to give the Content of any Triangle.

There are three ſorts of Triangles.

1. One being a Right Angle Triangle, which hath one Angle right.

2. The ſecond being a Blunt Angle Triangle, which hath one Angle bigger than a right.

3. The third is an acute Angle Triangle, which hath no Angle ſo big as a right.

If the Angle be a Right Angle Triangle, then multiply half of either the comprehending ſides by the other comprehending ſide, and this gives the Content.

As let there be a Right Angle Triangle A B C, whoſe comprehending ſides are B A, B C, let B C be ten Foot, and B A ſix, multiply ſix by five, (which is half of one of the comprehending ſide, by the other comprehending ſide) or ten by three, and this gives the Content of the Triangle.



If the Angle be a Blunt Angle Triangle, from the Blunt Angle let a Perpendicular Line fall upon the Baſe, and multiply the Baſe by half the Perpendicular; or the Perpendicular by half the Baſe, and this gives the Content of the Triangle.

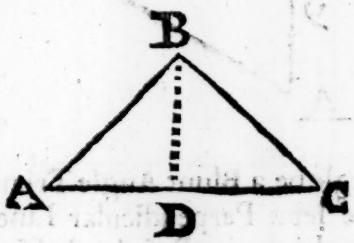
As let there be a Blunt Angle Triangle A B C,

and from A to the Line BC, let fall a Perpendicular Line AD, and multiply half the Line BC by AD, or half the Perpendicular Line AD by BC, and this gives the Content.



If the Triangle be an acute Angle Triangle, then from any of the Angles to the Base let fall a Perpendicular Line, and multiply the Base by half the Perpendicular, or the Perpendicular by the Base, and this gives the Content of it.

As let there be an acute Angle Triangle ABC, from any of the Angles, as from B, let fall a Perpendicular Line BD to the Base AC, and multiply half the Perpendicular BD by the Base AC, or half the Base AC by the Perpendicular BD, and this gives the Content.



The usual way of Measuring Land, is by a Pole, or Rod of eight Foot and a quarter, or sixteen Foot and a half in length, or by Carpenters Rule

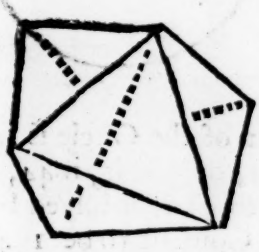
Chain

Chain, or any thing divided into Foot and Inches.

A Pole or Rod, hath two hundred ſeventy ſquare Feet.

An Acre contains one hundred and ſixty ſquare Poles or Rods.

Note, that any Map or Plat of Ground, if it hath never ſo many Nukes and Corners, may be reduced into Triangles, and ſo the Content ſhewed.



How to meaſure any Superficies, which is Circular.

The moſt uſual way of meaſuring Circles, is firſt to finde how much the Diameter of the Circle is, as 14, and then to multiply the Compaſs by three times the Diameter, which is 42, then to multiply half the Diameter by half the Compaſs, as 7 by 21, which ſhews the Content to be 147.

This Rule hath ſome ſmall error in it, as I ſhall ſhew.



The Diameter of the Circle is 14, the Compaſs, if you meaſure it, or girt it, is 44, half the Diameter being (as before) muitiplyed by half the Compaſs, ſhews the Content to be 154. So that it errs 7 in 154.

The meaſuring of a Semi-circle, is the multiplying half the Diameter, which is 7 by a quarter of the Circle, which is 11. ſo that the Content of the Semi-circle is 77.

The meaſuring the quarter of a Circle (which is a Quadrant) is the multiplying half the Diameter, which is ſeven, by the eighth part of the Circle, which is five and a half, which ſhews the Content of the Superficies to be thirty eight and an half.

Note, you may prove by your Compaſs whether it be a Semi-circle, or quarter of a Circle, and ſo ſee whether it will be eaſier to finde the Content this way, or by Triangles.

Mea-

Meaſuring of ſolid Bodies;

AS

Timber, Stone, and ſuch like.

A Foot ſolid meaſure hath ſeventeen hundred twenty eight ſquare Inches.

If the Solid to be meaſured have equal ſides, you may multiply the inches of the breadth, by the inches of the thickneſs, and then multiply the product by the inches of the length, and this will ſhew the Content in inches; which Content in inches you may divide by 1728, and it will ſhew the Content in Feet.

As let there be a ſquare piece of Timber which is three inches broad, and ſeven inches in depth, and ten Foot (which is one hundred and twenty inches) in length, multiply the breadth (which is three) by the depth (which is ſeven) and it makes twenty one; And multiply this product of twenty one by the length in inches, which is one hundred and twenty, and this ſhews the Timber to contain two thouſand five hundred and twenty ſquare Inches; which being divided into Feet, ſhews the ſame to be one ſquare Foot, and ſeven hundred ninety two odd Inches.

Timber

Timber larger at one end than the other.

The uſual and approved way to finde the Content of Timber, which is Taper-figure, or larger at one end than the other, is to finde the middle of ſuch Stick of Timber, and there to meaſure the Inches of the breadth and depth; which being multiplyed by the Inches of the length, and the Inches divided into Feet, as aforeſaid, gives the Content.

Note, That by this Rule it is taken for granted, that Timber which is larger at one end than the other, it wants at one end ſo much as it exceeds in the other.

Note, That fifty Foot of Timber of this meaſure goes to a Load.

Meaſuring of Round Timber.

If the Solid to be meaſured be round, and not thicker at one end than the other, you may girt the piece of Timber with a ſtring, and finde how many Inches the ſame is round; which being found, divide into four equal parts, and multiply one of the four parts by another, or the ſame; which done, multiply that product by the Inches of the length, and it will ſhew the Content in Inches, which you may divide into Feet.

As let there be a piece of Round Timber which is forty four Inches round, and ſixty Inches in length, and of an equal thickneſs, divide forty four into four parts, which is four times eleven, eleven being multiplyed by eleven, is one hundred twenty one; which being multiplyed by the Inches of the length, ſhews the ſame to be ſeven thouſand two hundred and

ſixty

ſixty ſquare Inches, which being divided into Feet, is four Foot, and three hundred forty eight odd Inches.

This Rule of multiplying a quarter of the Compaſs of the Timber, doth manifeſtly err, as you may before obſerve in the meaſuring a Circular Superficies. Half the Diameter being multiplyed by half the Superficies, ſhews the ſame to be one hundred fifty four, which is thirty three more than the multiplying a quarter of the Compaſs, by a quarter; for which very reaſon the Sellers of Timber do uſually allow but forty Foot of girt meaſure to the Load, whereas of other Timber they allow fifty, ſo that it is much at one.

FINIS.

Miſtakes in Printing.

Page	*Line.*	*Read.*
3	25	Maſle
4	27	Copces
5	13	Self
28	31	years *oblit.*
41	11	emollit
44	17	360 *pro* 365
48	4	40 *pro* 41
55	33	its *oblit.*
56	4 & 5	Balcony dores
58	18	Only *oblit.*
62	13	Torſels
71	16	Candilivers
72	25	On
	27	44 in depth
77	*Pla form*	6 & 5 where 1 & 2 is, & 1 & 2. where 6 & 5 is
83	22	them
93	16	Noxious
127	17	Winders
131	7	and Reer *oblit.*
143	4	Depth 18

The Reader is deſired to minde theſe *Errata's* before he peruſe the Book, becauſe they offer ſome injury to the intended ſenſe. The leſs material ones, as *ingenuous* for *ingenious*, *Ewel* for *Newel*, &c. and the miſplacing, adding, or omiſſion of a letter, need not any advertiſement.